



2026
Complete Communities
Land Monitoring
Report
Part 1 – Development Trends



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1. Executive Summary

The *2026 Complete Communities Land Monitoring Report* seeks to provide an accurate picture of recent residential and non-residential development activity and estimated land supplies to promote better policy and decision-making. As per [Complete Communities 2.0](#) (CCDS) policy, it is required to be updated annually, being critical to monitor and inform the plan's implementation. For the first time, it is being broken into two parts to provide Council with more timely information on development trends. This will be the focus of this report, while the subsequent Part 2 will report on land supplies and growth management considerations.

Development activity trends described in this report are accurate as of January 1, 2026.

2025 saw higher rates of development than what has been recently typical, having issued permits for the construction of 6,291 dwelling units. This is considerably higher than the five-year annual average of 5,343 and 4,620 units in 2024.

With rates of greenfield residential units remaining fairly consistent year-over-year, most of this increase has occurred in infill areas. The City continues to meet its intensification target. In 2025, 62% of all permits issued for the construction of new residential dwelling units were located in the intensification target area. This is also higher than its five-year annual average of 56% and its 53% rate in 2024. Since 2018, the City has surpassed this target every year, whereas prior to this, it had only exceeded 50% intensification once between 2011 and 2017. This level of intensification continues to be driven by higher rates of infill multi-family development; in 2025, only 20% of new dwelling units were single-detached dwellings, which is comparable to the 23% average over the last five years.

In 2025, the City far surpassed its 350-unit Downtown intensification target, having issued permits for the construction of 1,040 new dwelling units. High rates of Downtown development are expected to continue for at least the next several years, as there are approximately 2,300 dwelling units in the Downtown “pipeline” based on City and CentreVenture records. This includes projects such as Railside at The Forks, Phase 2 of the Market Lands development, and the redevelopments of Portage Place, the Marlborough Hotel, and the St Charles Hotel.

Regarding non-residential development, the City issued permits for the construction of 1.3 million sq. ft. of new non-residential floor area in 2025. This is comparable to the five-year annual average of 1.4 million sq. ft. Most of the new development in designated Employment Lands has occurred in the northwest quadrant of the city (54% over the last five years).

However, the last two years have seen a marked decrease in the absorption of vacant industrial-zoned land compared to rates over previous years; in 2025, 20 acres were absorbed, compared to the five-year average of 48 acres. This is largely attributable to the persistent limited supply of vacant shovel-ready industrial land in the City of Winnipeg, as well as ongoing City competitiveness issues and economic uncertainty in the previous year.

2. Introduction

Annual Complete Communities Land Monitoring Reports seek to provide an accurate picture of recent residential and non-residential development activity and estimated land supplies. In doing so, they support the implementation of [OurWinnipeg 2045](#), the City’s development plan, and *Complete Communities 2.0* (CCDS), its citywide secondary plan guiding land use and development, as a resource to promote better policy and decision-making. In particular, they help implement CCDS’ General Growth direction to:

- Prioritize growth in areas that best support Complete Communities principles;
- Accommodate market demand for new housing;
- Provide for predictable development through the timely delivery of City-funded growth-enabling and growth-supportive infrastructure; and
- Optimize existing infrastructure and services (Policy 1.1, General Growth).

More specifically, it is a direct response to Policy 5.2 of the General Growth section, which directs the Public Service to undertake this annual report.

Monitor and report on development trends
5.2 (A) Report annually to Council on: a. Residential development patterns and the City’s progress towards achieving the intensification target; b. Actions undertaken by the City in the previous year aimed at achieving the intensification target; c. The supply of vacant serviced and planned greenfield land; d. Changes to conditions described in the table of greenfield development opportunities and constraints contained in Appendix A; and e. Other contextual economic measures as appropriate.
5.3 Collaborate with the development industry to refine the City’s understanding of its residential land supply and timing requirements.

Figure 2-1: Section 5.2 of the General Growth section of Complete Communities 2.0

For the first time, the 2026 Complete Communities Land Monitoring Report will be broken into two parts. This report is the first part, which focuses on the reporting of development trends from 2025. The second part to follow will report on estimated land supplies and growth management considerations. This change has been made to provide Council with more timely information; while more time is needed to compile the latter analyses, the former risks becoming out-of-date in the meantime. Both parts are intended to compliment each other.

3. Policy Context

3.1 OurWinnipeg 2045

OurWinnipeg 2045 fulfills the Province's requirement as prescribed by Section 224 of the *City of Winnipeg Charter* that the City adopt a development plan by by-law to set out its long-term plans and policies respecting its purposes, its physical, social, environmental, and economic objectives, and land use and development. *OurWinnipeg* serves to align all other statutory and strategic City documents with the organization's long-term vision.

OurWinnipeg 2045's vision is to be a thriving, sustainable, and resilient city, grounded in a strong commitment for human rights, that is welcoming and contributes to an equitable and high quality of life for all. It localizes 17 United Nations Sustainable Development Goals into six goals for Winnipeg: Leadership and Good Governance, Environmental Resilience, Economic Prosperity, Good Health and Well-Being, Social Equity, and City Building.

OurWinnipeg 2045 policies in support of City land monitoring activities are described in Figure 3-1 below:

Goal	No.	Policy
Leadership and Good Governance	1.4	Integrated Knowledge and Resources Coordinate inter-departmental systems, projects, and resources, making the best use of internal and external expertise to better understand service needs, find the most appropriate solutions, optimize resources, and maximize community outcomes.
	1.5	Evidence-Informed Decisions Invest in data and technology in order to support objective, evidence-informed decision-making; support open government and open data principles for collection and sharing; help coordinate records and information management; and improve process efficiency, results-based service delivery, and accountability.
Economic Prosperity	3.5	Strategic Enterprise Supports Invest in employment lands servicing based on an analysis of municipal and regional supply, municipal return on investment, and future land requirements in industry sectors that are integral to achieving sustainable, local economic growth.
City Building	6.6	Intensification Target Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed by Complete Communities.

Goal	No.	Policy
City Building	6.8	Plan for and Accommodate Forecasted Growth Provide for predictable development through the timely delivery of City-funded growth-enabling and growth-supportive infrastructure, within the City’s financial capacity.
	6.14	Greenfield Phasing Provide for timely capital infrastructure and local area plans to enable and support the full build out of greenfield lands in accordance with Complete Communities greenfield phasing policies.

Figure 3-1: Applicable OurWinnipeg 2045 policies

3.2 Complete Communities 2.0

As a city-wide secondary plan, *Complete Communities 2.0* (CCDS) compliments and builds on the vision established in OurWinnipeg 2045 by guiding growth, development, and land use with a much greater level of detail. CCDS is based on an Urban Structure, which is a spatial representation of different areas of the city communicating existing characteristics and visions for future development.

CCDS policies related to land monitoring activities are described in Figure 3-2 below. Specific direction for this report is provided by Policy B1.5.2 (General Growth).

Section	Policy
General Growth	Setting an intensification target
	2.1 Aim for a minimum of 50% of all new dwelling units to be located in the intensification target area.
	2.2 Aim to establish a minimum of 350 new dwelling units per year in the Downtown each year until 2030, and 500 dwelling units per year after 2030.
	Maintain vacant serviced greenfield land
	4.1 Maintain a five-to-seven year supply of vacant serviced greenfield land.
	4.1.1 Maintain a three-to-five year supply of vacant serviced greenfield land where all growth-enabling infrastructure is installed and the subdivision by-law is approved.
	4.1.2 Consider timelines for infrastructure planning, design, and construction in managing these targets.

Section	Policy
General Growth	Maintain planned greenfield land 4.2 Maintain approximately a 10-year supply of planned greenfield land to support a well-functioning, competitive land market throughout the City and to manage competing demands for City local area planning resources and growth-supportive infrastructure. 4.2.1 Endeavour to provide a reasonable land supply in each quadrant of the City. 4.2.2 When allocating resources for local area planning to ensure conformance with Policy 4.2, consider the rate at which individual sites are likely to build out. 4.2.3 Consider timelines for the completion and approval of a growth-enabling secondary plan in managing this target. Phasing of greenfield land 4.3 Provide for timely capital infrastructure and local area plans to enable and support the full build out of greenfield lands in accordance with the greenfield phasing plan noted in Policy 4.4 and Map 3 and in accordance with Policies 4.1 and 4.2. Update population and housing forecasts 5.1 (A) Undertake updated long-run population and housing forecasts at least once every five years to serve as a common basis for all long-range planning activities undertaken by the City. Monitor and report on development trends 5.2(A) Report annually to Council on: a. Residential development patterns and the City’s progress towards achieving the intensification target; b. Actions undertaken by the City in the previous year aimed at achieving the intensification target; c. The supply of vacant serviced and planned greenfield land; d. Changes to conditions described in the table of greenfield development opportunities and constraints contained in Appendix A; and e. Other contextual economic measures as appropriate. 5.3 Collaborate with the development industry to refine the City’s understanding of its residential land supply and timing requirements.
Financing Growth	Capital projects 2.1 Understand and plan for the full lifecycle cost of capital investments and services in advance of development approval and capital procurement. 2.1.1 Align and prioritize City investment in capital projects based on the strategic priorities of the City as outlined in OurWinnipeg, this By-law, the Infrastructure Plan, the capital budget, and on the overall fiscal realities identified through the budget process.

Section	Policy
	2.1.2 Align capital project planning with the development priorities and phasing policies of this By-law. 2.1.3 Identify and evaluate each capital project to determine its growth-related components and the City's share of costs.
Commercial Areas and Mixed Use Centres	Creating a new Regional Mixed Use Centre 3.2.2 In addition to satisfying the criteria in Policy 1.5, require that proposals to create a new Regional Mixed Use Centre show: a. The City's overall supply of commercial lands, demand for new commercial space over the time horizon of this By-law, and the potential impact of the proposed development on the City's goals of supporting and intensifying existing commercial areas; b. How the proposed Regional Mixed Use Centre will be served by the Primary Transit Network; and Whether associated City capital expenditures will be required, determined in coordination with appropriate City departments. Creating a new Community Mixed Use Centre 4.2.1 In addition to satisfying the criteria in Policy 1.5, require that applications to create a new Community Mixed Use Centre show: a. The City's overall supply of commercial lands, demand for new commercial space over the time horizon of this By-law, and the potential impact of the proposed development on the City's goals of supporting and intensifying existing commercial areas; b. How the proposed Community Mixed Use Centre will be served by the Primary Transit Network; and c. Whether associated City capital expenditures will be required, determined in coordination with appropriate City departments.
Employment Lands	3.1 Provide a sufficient supply of vacant serviced Employment Lands to accommodate forecasted industrial growth, promote City and regional competitiveness and economic diversity, and to provide jobs in proximity to the City's population, amenities, and services. 3.2 Regularly monitor the City's supply of Employment Lands and development activity. 3.2.1 (A) Develop a system to monitor the City's supply of Employment Lands. 3.2.2 (A) Endeavour to report on the City's supply of serviced vacant Employment Lands annually. 3.3. Endeavour to maintain a five-year supply of combined vacant serviced General and Core Industrial lands. 3.4 Provide a sufficient supply of large sites in Core Industrial areas.

Section	Policy
	Requests for conversions 4.2 Generally discourage the conversion of Employment Lands to other designations. 4.2.1 Prioritize the protection of General and Core industrial areas close to major transportation corridors such as railways, highways, and major arterial roads, as well as large industrial-zoned sites.
Capital Region	Monitor land supply 3.2 (A) Monitor land supply and the absorption of residential, commercial, and Employment Lands in the Capital Region.

Figure 3-2: Applicable Complete Communities 2.0 policies

4.0 Residential Development Activity

4.1 Intensification Target

In 2025, 62% of all permits issued for the construction of new residential dwelling units¹ were located in the intensification target area, as described in Map 2 of the General Growth section of *Complete Communities 2.0* (CCDS) and shown in Figure 4-2 below. For each of the last five years, the City has exceeded CCDS’s 50% target, averaging 56%. This contrasts with earlier historical trends where, prior to 2018, the City had only exceeded 50% intensification once between 2011 and 2017. This level of intensification continues to be driven by higher rates of infill multi-family development.

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	5 yr avg
Intensification	46.9	46.6	32.9	58.4	63.5	53.6	61.1	52.6	53.2	52.5	61.6	56.2
Note: Figures are gross and do not account for demolitions and the one-for-one replacement of existing dwellings.												

Figure 4-1: Percent of new residential dwelling units located in the intensification target area, 2015-25

¹ “Residential units” refer to principal dwellings. Institutional/commercial residences such as care homes, university residences, and hotels are excluded from these figures. Secondary suites, as accessory not primary dwellings, are also captured separately.

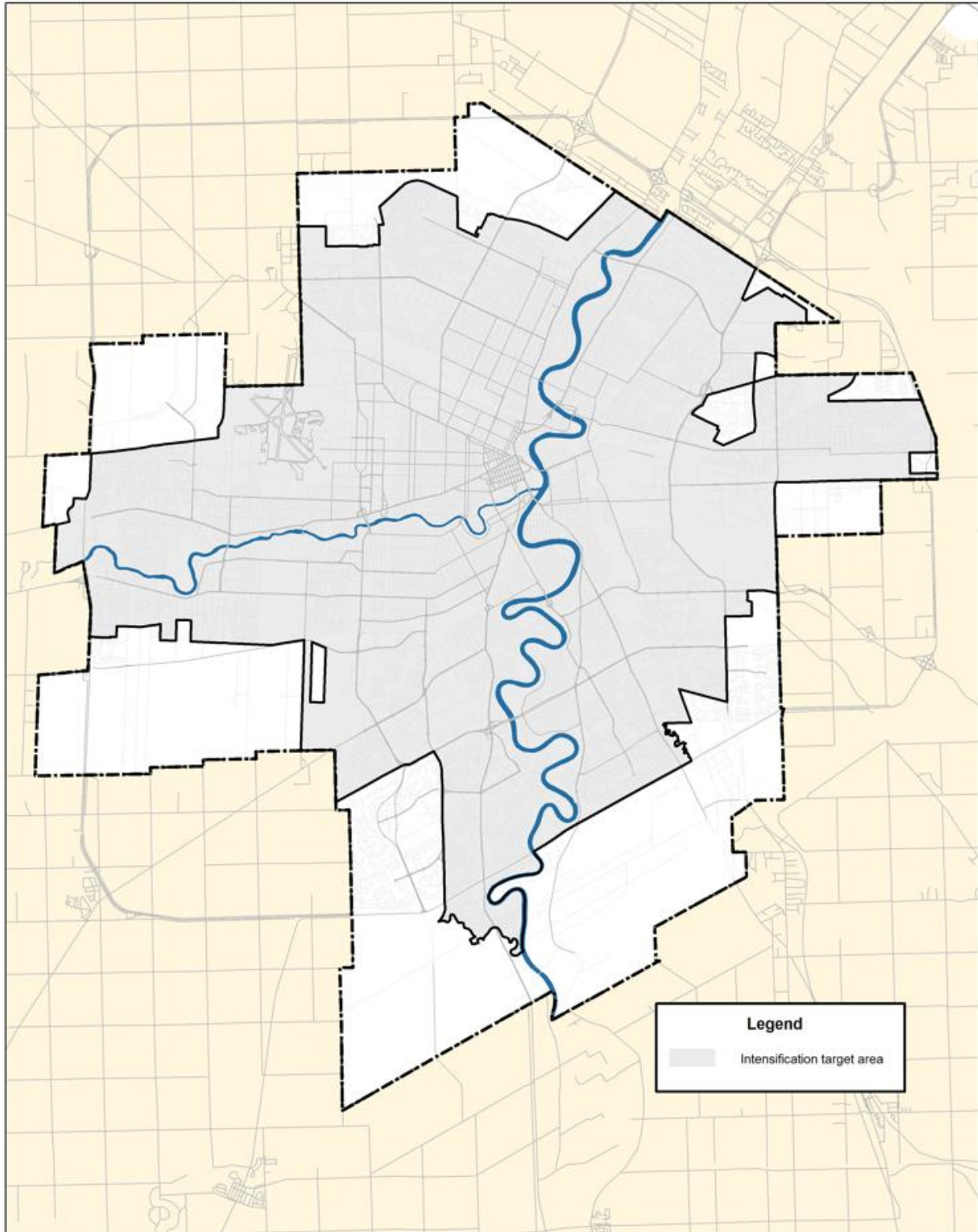


Figure 4-2: Intensification target area

Based on the City’s [2025 Population Projections for the City of Winnipeg and Census Metropolitan Area](#) and its Low, Baseline, and High housing start projections, released by the Office of Economic Research in June 2025, the intensification rate is expected to taper off slightly over time, with only the High scenario remaining above the 50% target through the 2049 time horizon.

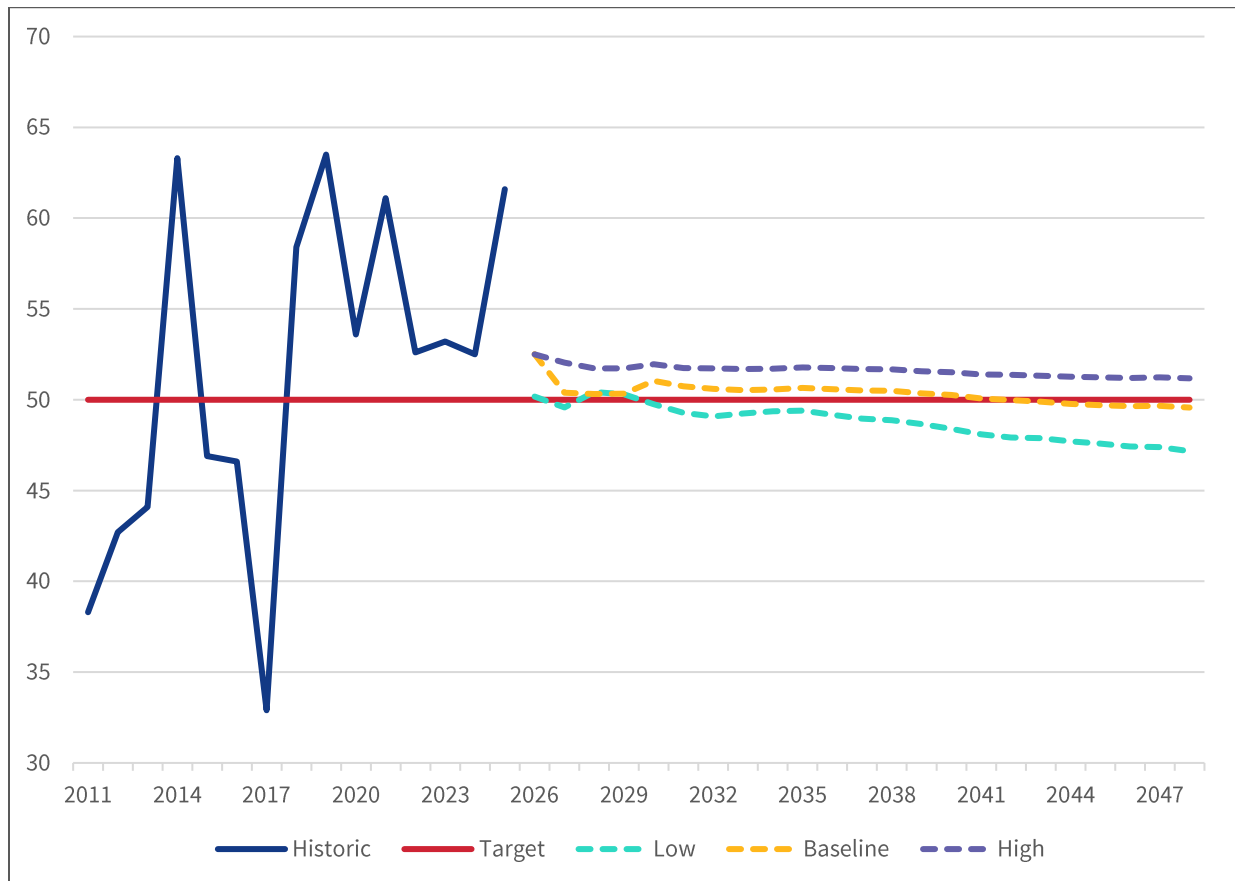


Figure 4-3: Forecasted intensification rate to 2049 based on 2025 City of Winnipeg Population, Housing, and Employment Projections

A large portion of future infill development will occur in sites that were recently rezoned by Council. It is estimated that the City has an infill “pipeline” of approximately 19,500 units based on development applications approved since 2020 that have not yet been issued building permits. The largest of these opportunities exist in Major Redevelopment Sites, with DASZs having been approved for significant development in sites such as Southwood Circle (Old Southwood Golf Course), Fulton Grove (Parker Lands), and the Water Town District (Public Markets) in recent years. Market conditions and servicing requirements will influence absorption. Additional infill development will occur on sites that have not recently applied for a development application using existing zoning entitlements.

CCDS 2.0 establishes an intensification target specific to Downtown. It aims to establish a minimum of 350 new dwelling units per year until 2030, and 500 dwelling units per year after

that. The chart below illustrates rates of Downtown residential development relative to the intensification target that came into effect in 2021. The City far surpassed its 350-unit target in 2025, having issued permits for the construction of 1,040 new dwelling units.

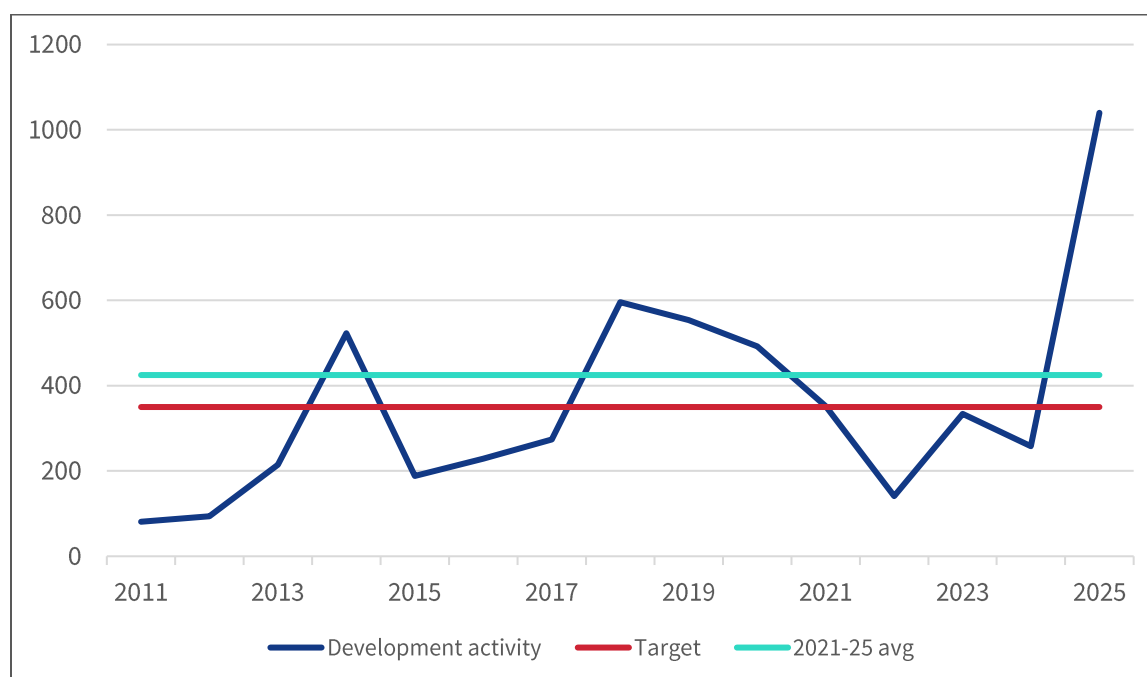


Figure 4-4: Permits issued for new residential units Downtown, 2011-25

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	5 yr avg
Downtown	188	229	274	596	554	492	352	141	334	258	1,040	425

Figure 4-5: Permits issued for new residential units Downtown, 2015-25

High rates of Downtown development are expected to continue for at least the next several years, as there are approximately 2,300 dwelling units in the Downtown “pipeline” based on City and CentreVenture records. This includes projects such as Railside at The Forks, Phase 2 of the Market Lands development, and the redevelopments of Portage Place, the Marlborough Hotel, and the St Charles Hotel.

4.2 Development Activity by Urban Structure

The tables below indicate residential development activity on both total and percentage share bases in relation to the Urban Structure of CCDS 2.0 (Figure 4-10). As opposed to Housing Accelerator Fund reporting provided to Executive Policy Committee every month, which consider approved development applications as well as issued development and building permits, these dwelling units only represent the latter.

	2021	2022	2023	2024	2025	Avg.
CITY TOTAL	6,473	4,168	5,163	4,620	6,291	5,343
Greenfield designations	2,606	1,989	2,415	2,192	2,412	2,323
Emerging Communities	2,606	1,989	2,415	2,192	2,412	2,323
New Communities	0	0	0	0	0	0
Infill designations	3,860	2,174	2,745	2,426	3,875	3,016
Downtown	352	141	334	258	1,040	425
Major Redevelopment Sites	793	394	416	248	346	439
Corridor frontage	698	405	200	507	702	502
Urban Corridors	293	142	200	280	205	224
Regional Corridors	405	263	0	227	497	278
Established Neighbourhoods	2,017	1,234	1,795	1,413	1,787	1,649
Mature Communities	816	636	759	562	852	725
Recent Communities	1,201	598	1,036	851	935	924
Rural Agricultural	7	5	3	2	4	4

Figure 4-6: Permits issued for the construction of new residential dwelling units, sorted by Complete Communities 2.0 Urban Structure

	2021	2022	2023	2024	2025	Avg.
Greenfield designations	40.3	47.7	46.8	47.5	38.3	44.1
Emerging Communities	40.3	47.7	46.8	47.5	38.3	44.1
New Communities	0	0	0	0	0	0
Infill designations¹	59.6	52.2	53.2	52.5	61.6	55.8
Downtown	5.4	3.4	6.5	5.6	16.5	7.5
Major Redevelopment Sites	12.3	9.5	8.1	5.4	5.5	8.1
Corridor frontage	10.8	9.7	3.9	11.0	11.2	9.3
Urban Corridors	4.5	3.4	3.9	6.1	3.3	4.2
Regional Corridors	6.3	6.3	0.0	4.9	7.9	5.1
Established Neighbourhoods	31.2	29.6	34.8	30.6	28.4	30.9
Mature Communities	12.6	15.3	14.7	12.2	13.5	13.7
Recent Communities	18.6	14.3	20.1	18.4	14.9	17.2
Rural Agricultural	0.1	0.1	0.1	0.0	0.1	0.1

Figure 4-7: Share of permits issued for the construction of new residential dwelling units, sorted by Complete Communities 2.0 Urban Structure

¹ Minor differences may exist between these figures and those used to measure the intensification target. This is attributable to minor mapping differences where there is overlap between Emerging Communities and Intensification Target area boundaries.

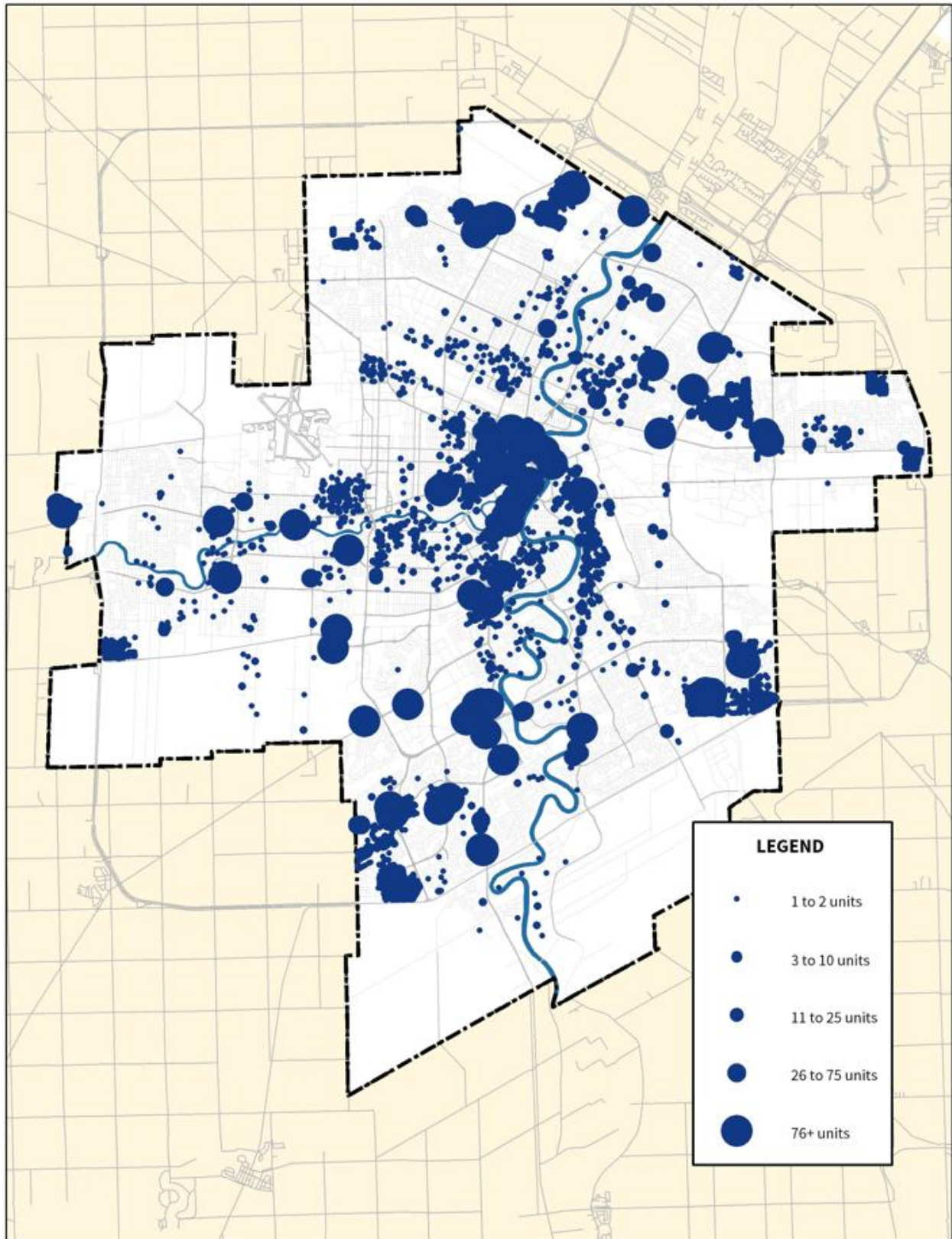


Figure 4-8: Permits issued for the construction of new residential dwelling units, 2021-25

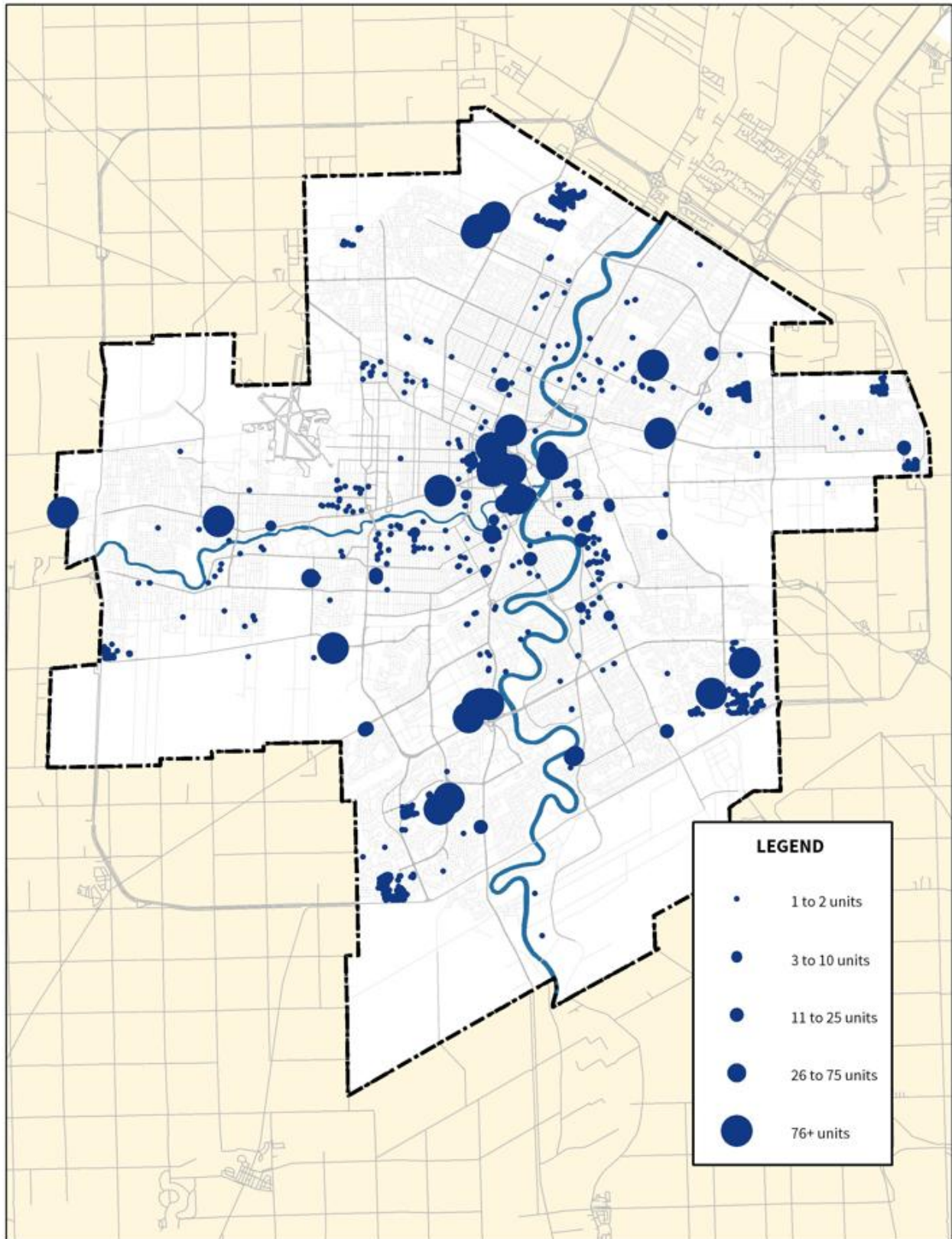


Figure 4-9: Permits issued for the construction of new residential dwelling units, 2025

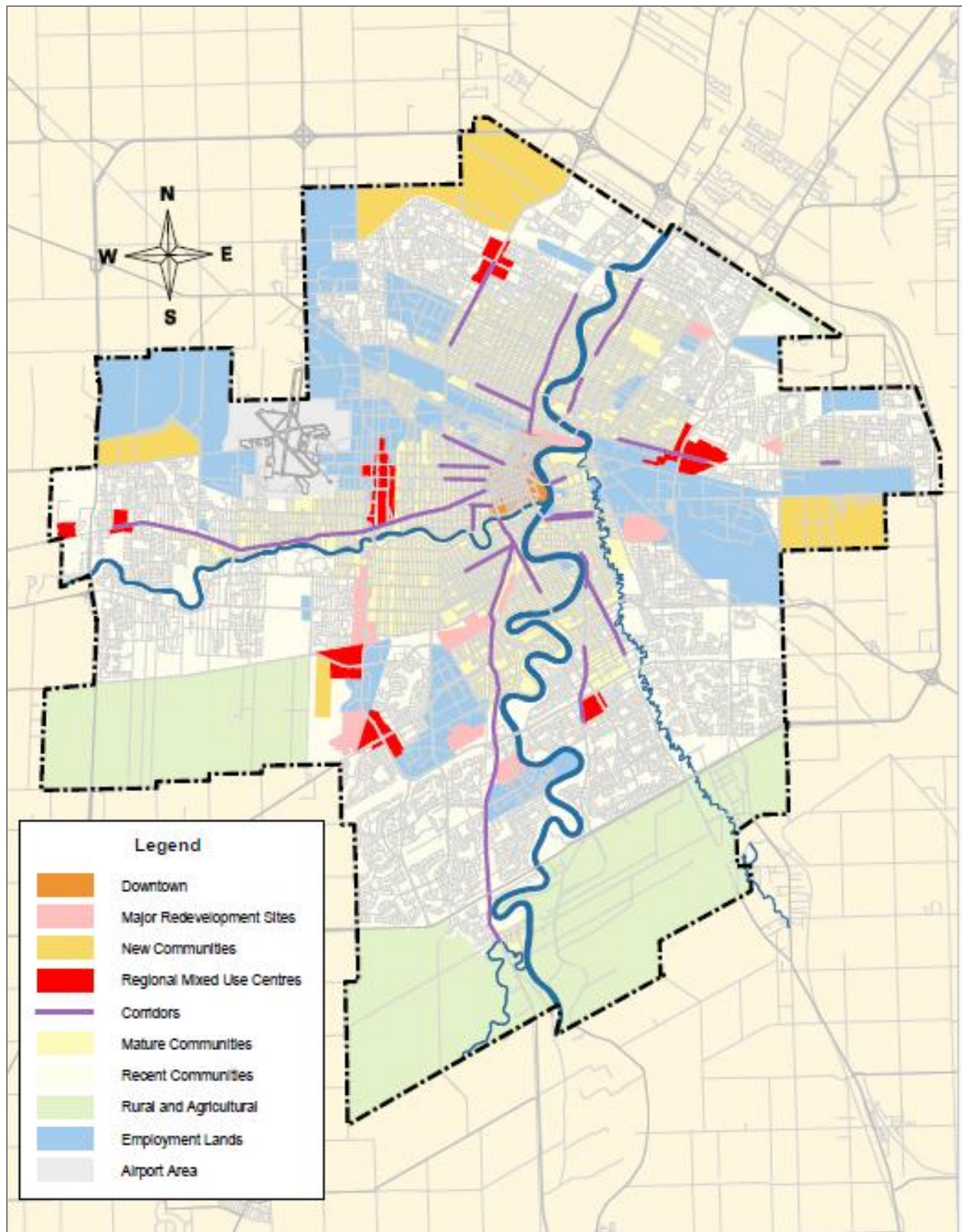


Figure 4-10: Complete Communities 2.0 Urban Structure

4.3 Development Activity by Dwelling Types

Residential development permits are classified into four dwelling types consistent with Statistics Canada definitions, as described herein. Ground-oriented housing include dwellings that have a separate exterior door that opens directly onto the street without passing through a common lobby or corridor.

Dwelling type	Definition
Single-detached (“singles”)	Single family dwelling unattached to any other dwelling with open space on all sides and no dwelling above or below. Considered a ground-oriented dwelling unit.
Semi-detached (“semis”)	One of two dwellings attached side-by-side or back-to-back to each other with no dwellings above or below it. Together, the two units have open space on all sides. Considered a ground-oriented dwelling unit.
Rowhouse (“rows”)	Three or more dwellings joined side-by-side or back-to-back, but not having any other dwellings above or below. Considered a ground-oriented dwelling unit.
Apartments	Dwelling units in a form other than what is described, including everything from an up-down duplex to a high-rise apartment.
Note: Secondary suites are excluded from these definitions	

Figure 4-11: Dwelling type definitions used in this report

The chart below indicates dwelling types by year since 2016. It illustrates a large increase in the share of apartment units, a moderate decline in the share of singles, and little variability in semis and rows. From 2021 to 2025, 23% of all dwelling units were singles, while 5% were semis, 6% were rows, and 67% were apartments.

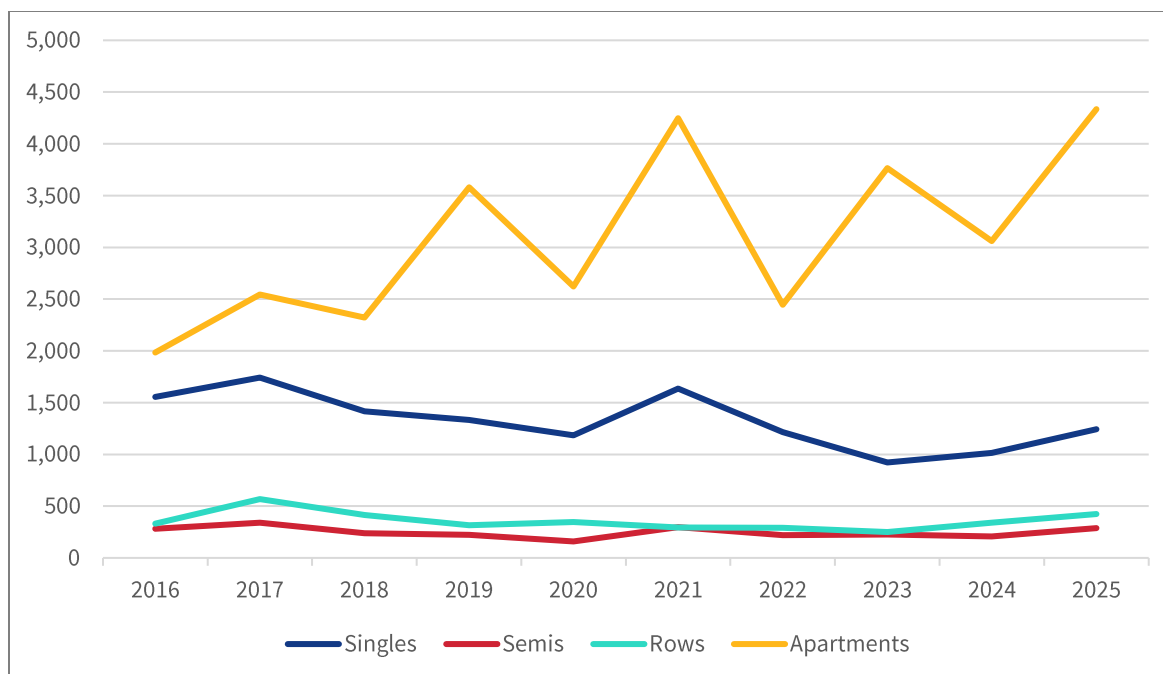


Figure 4-12: New residential units by dwelling type, by year

Year	Singles		Semis		Rows		Apartments	
	No.	%	No.	%	No.	%	No.	%
2016	1,555	37	282	7	332	8	1,984	48
2017	1,742	34	340	7	568	11	2,543	49
2018	1,415	32	239	5	416	9	2,322	53
2019	1,333	24	223	4	315	6	3,580	66
2020	1,183	27	159	4	347	8	2,621	61
2021	1,635	25	297	5	294	5	4,247	66
2022	1,215	29	219	5	290	7	2,444	59
2023	922	18	226	4	250	5	3,765	73
2024	1,014	22	206	4	340	7	3,060	66
2025	1,244	20	287	5	425	7	4,335	69
2021-25 total	6,030	23	1,235	5	1,599	6	17,851	67

Figure 4-13: Development activity by dwelling type, 2016-25

In considering a longer period of time, it becomes increasingly evident that the city's housing market experienced a meaningful change around 2018-19 characterized by an acceleration of multi-family development. This has continued through 2025 and has helped buoy higher intensification rates.

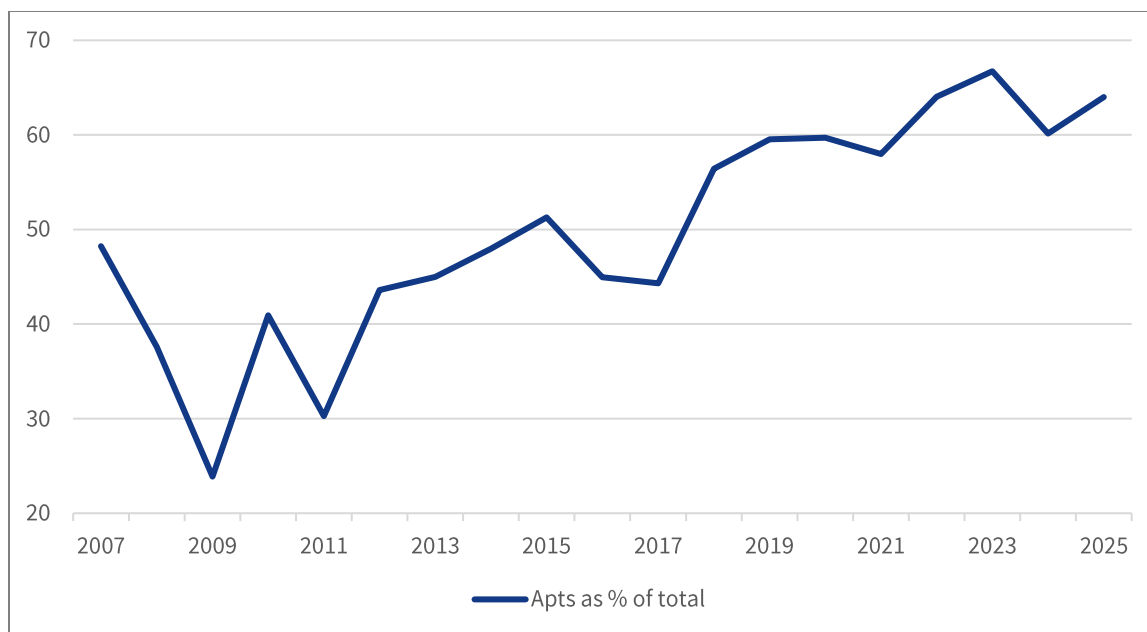


Figure 4-14: Apartments as percentage of annual total housing starts¹, 2007-2025 (source: CMHC Housing Market Information Portal)

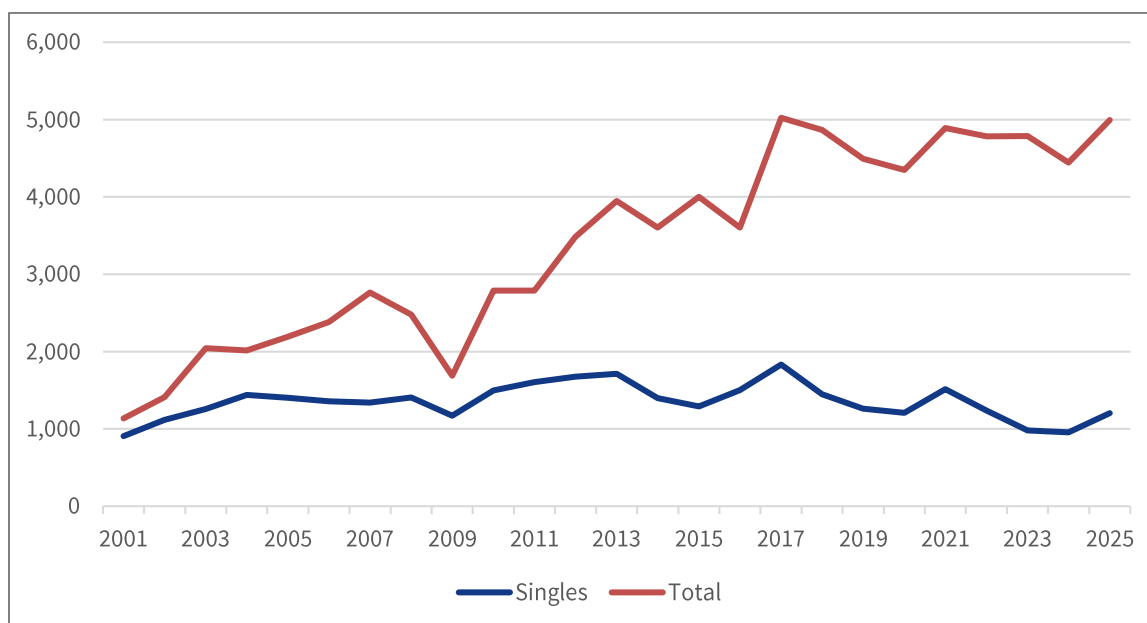


Figure 4-15: Housing starts, single-detached and total dwellings, 2001-2025 (source: CMHC Housing Market Information Portal)

¹ Differences between City of Winnipeg building permits and Canada Mortgage and Housing Corporation (CMHC) housing starts occur because each measures development at different stages. City data records dwelling units when final building permits are issued, while CMHC records them when construction begins¹. Similarly, residential development activity can also be measured as “completions”, which measures a third point in time. As it relates to multi-unit apartments, a housing start may be measured approximately six months after building permit issuance, and a completion measured one-to-three years after that, depending on the scale and complexity of a project.

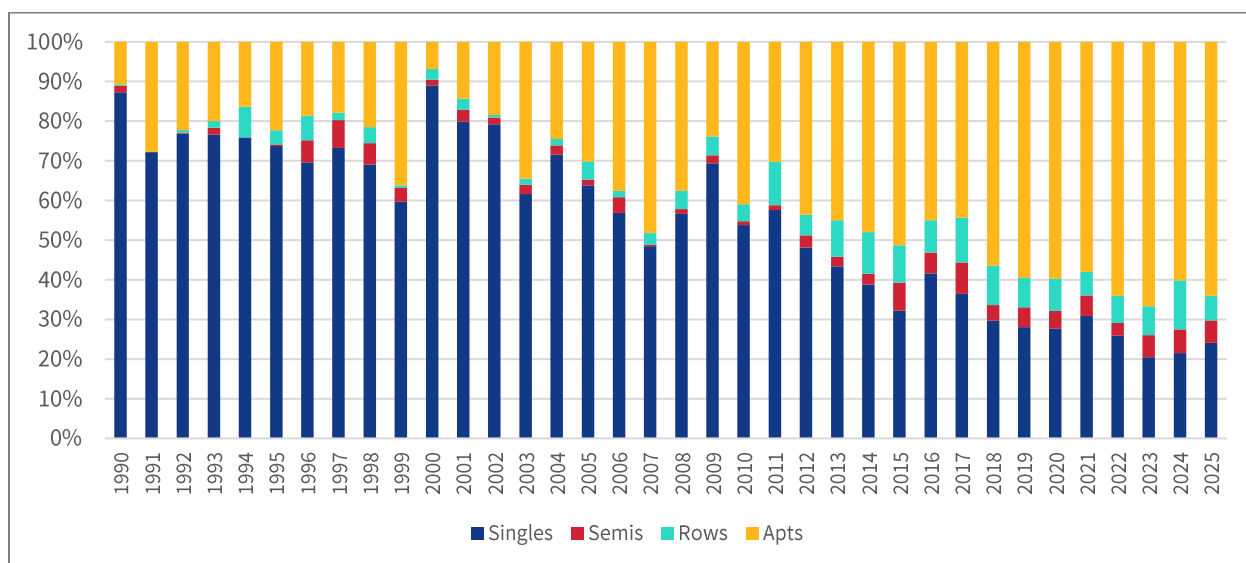


Figure 4-16: Housing starts, all dwelling types, 1990-2025 (source: CMHC Housing Market Information Portal)

The chart below indicates the share, in percentage, of all dwelling units located in intensification and greenfield areas. In 2025, 26% of all new single family detached units were in intensification areas, compared to 74% of all apartments. The chart compares the most recent year to the average of the last five years. These numbers illustrate the importance of greenfield areas in accommodating demand for ground-oriented dwelling units (single-detached, semi-detached, and rowhouses) given the land requirements needed to accommodate these dwelling types.

Year	Category	Singles	Semis	Rows	Apartments
2025	Intensification	26	3	12	81
	Greenfield	74	97	88	19
2021-25 total	Intensification	23	6	27	74
	Greenfield	77	94	73	26

Figure 4-17: Share of all dwelling units (%) located in intensification and greenfield areas

In 2025, permits were issued for the construction of 319 new single-detached dwellings in the intensification target area. However, a lot of these new dwellings replace existing dwellings, either as one-for-one replacements or in lot splits where two new dwellings replace one existing dwelling. While this figure speaks to development activity rates, it does not on its own speak to growth in households across the city. In 2025, it is estimated that only 120 of these new infill singles, or 38%, were “net new” dwelling units. In 2024, 89 of 235 (38%) of new infill singles were net new.

4.4 Development Activity by Transit-Oriented Development

The following information details residential development permit activity in relation to the City's transit-oriented development objectives, including in relation to the City's planned long-term Primary Transit Network¹.

	2017	2018	2019	2020	2021	2022	2023	2024	2025
400m of RT station	57	132	355	359	408	145	750	256	1,119
400m of Primary Transit Network	3,225	2,943	4,228	2,730	4,211	2,590	3,660	2,827	4,362

Figure 4-18: Permits issued for the construction of new residential dwelling units in proximity to TOD areas

¹ Note that the City also reports on the number of housing units near "frequent transit" as part of its Housing Accelerator Fund agreement with the federal government using different definitions and units of measurement. Under its HAF agreement, the City is required to count dwelling units within 1500m of the top three tiers of the Primary Transit Network (Rapid, Frequent Express, and Frequent routes), whereas this report measures units within 400m of all four tiers (including Direct routes).

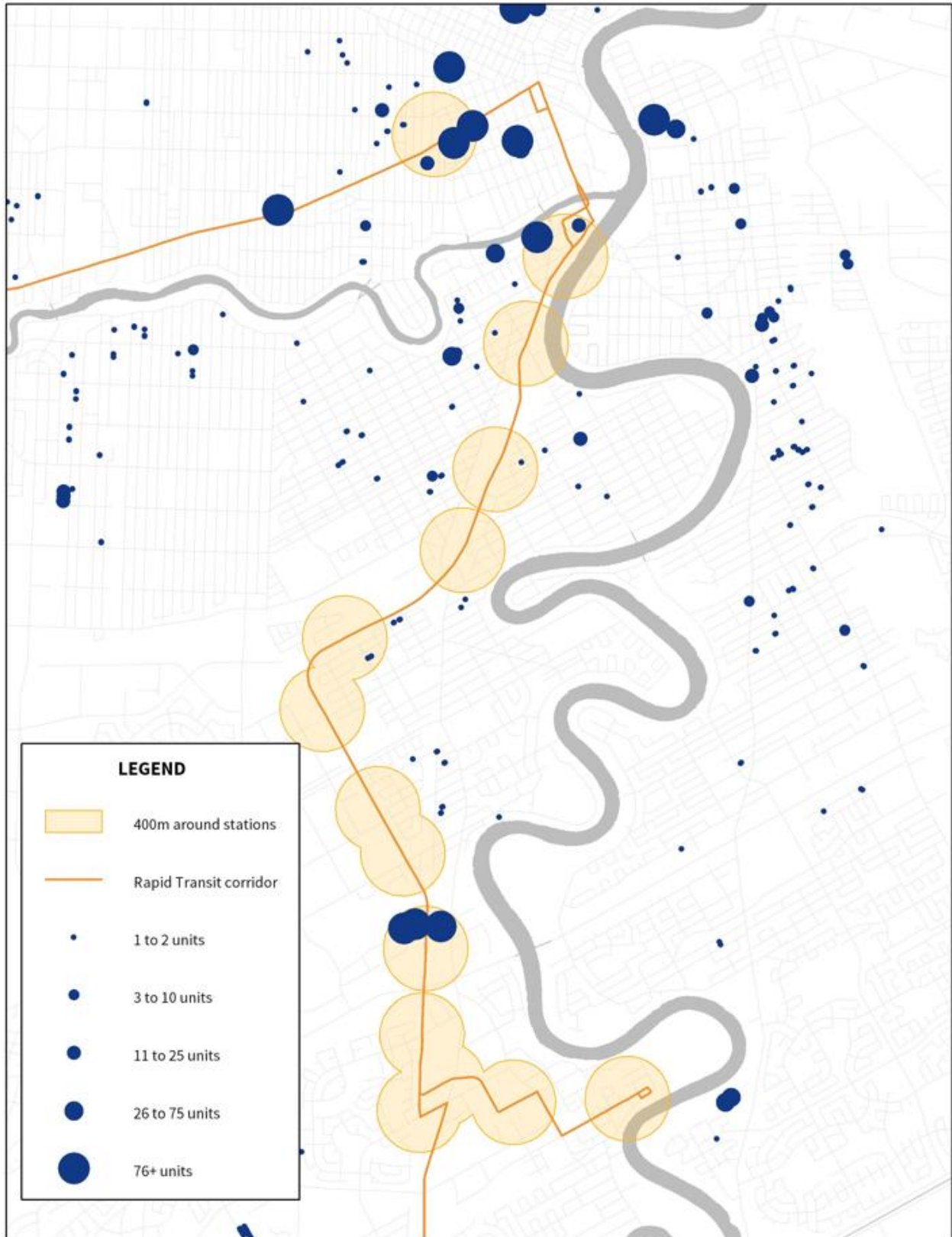


Figure 4-19: Permits issued for the construction of new residential dwelling units in proximity to rapid transit stations, 2025

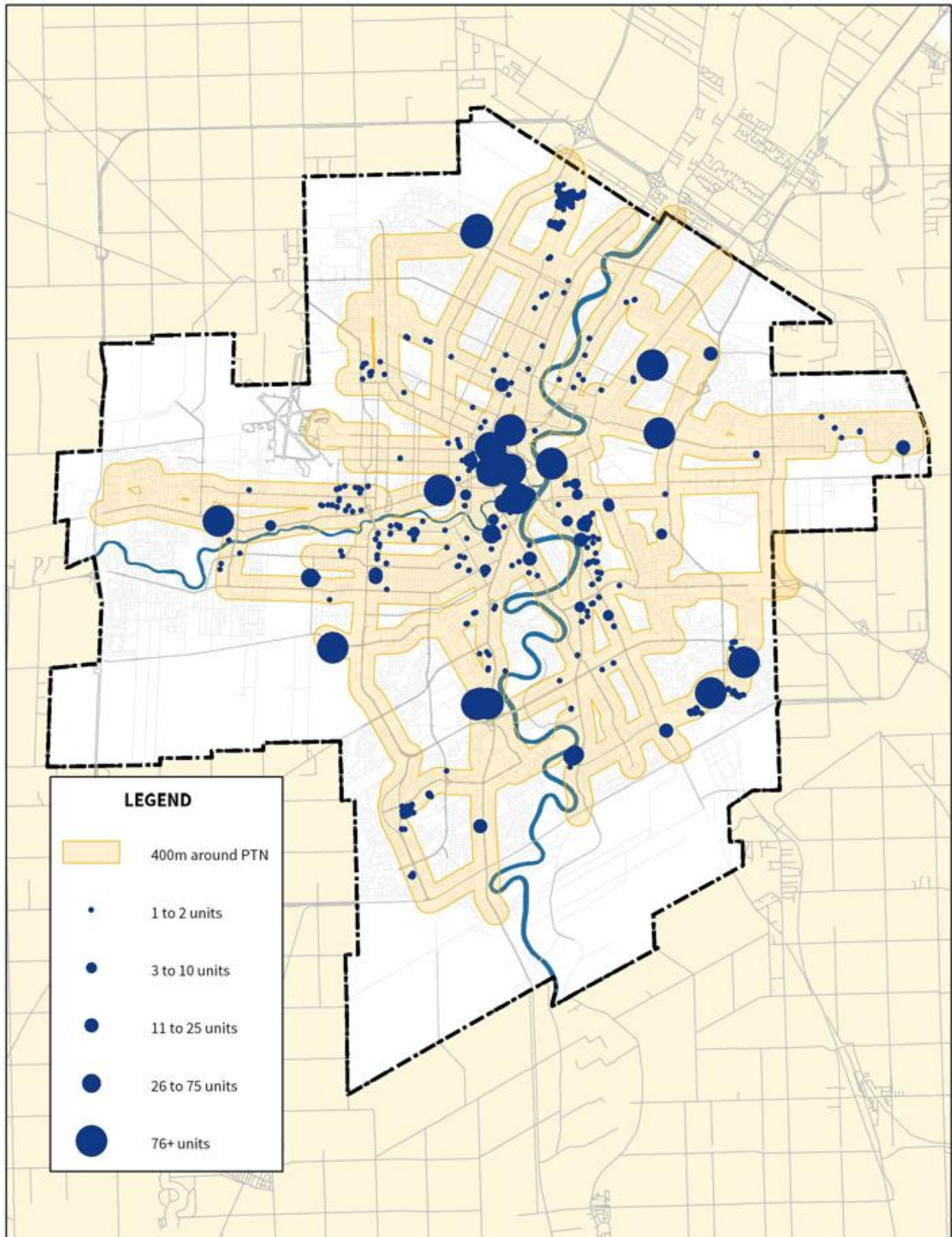


Figure 4-20: Permits issued for the construction of new residential dwelling units in proximity to the planned long-term Primary Transit Network, 2025

The next table describes the nature of this development by dwelling type, which indicates that development in proximity to higher order transit is predominantly apartment dwelling units.

	Singles	Semis	Rows	Apts
400m of RT station	< 1%	< 1%	9%	90%
400m of Primary Transit Network	13%	3%	5%	79%

Figure 4-21: Permits issued for the construction of new residential dwelling units, in TOD areas, 2021-25, by dwelling type share

4.5 Development Activity by Established Neighbourhoods

The following two charts indicate neighbourhoods within both the Mature and Recent Communities designations as per CCDS 2.0 having experienced the greatest amount of development activity from 2021 to 2025, as measured by permits issued for new residential units. In Mature Communities, the largest number of new residential dwelling units were built in the River-Osborne neighbourhood, with 541 total dwelling units.

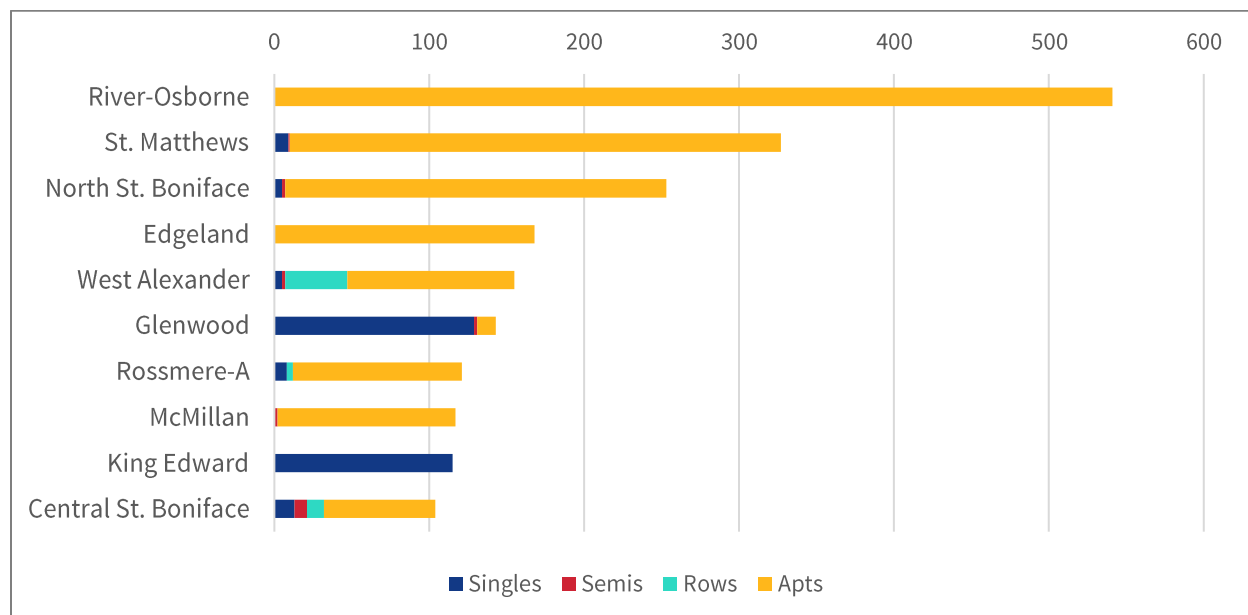


Figure 4-22: Top ten Mature Communities neighbourhoods by new dwelling units, 2021-25

Between 2021 and 2025, the highest rates of new infill single-detached development in Mature Communities occurred in the Glenwood neighbourhood, followed by King Edward, Sir John Franklin, Beaumont, and Brooklands.

Neighbourhood	New dwelling units
Glenwood	129
King Edward	115
Sir John Franklin	61
Beaumont	59
Brooklands	55
North River Heights	45
Maybank	42
Chalmers	36
Munroe East	33
Lord Roberts	30

Figure 4-23: Top ten Mature Communities neighbourhoods by new single-detached units, 2021-25

In Recent Communities, Eglemere accommodated the largest number of new dwelling units with 538, most of which were located on the east side of Molson St, north of Grassie Blvd. Eglemere was followed by Tuxedo Industrial with 284, Marlton with 283, Whyte Ridge with 280, and Leila North with 266.

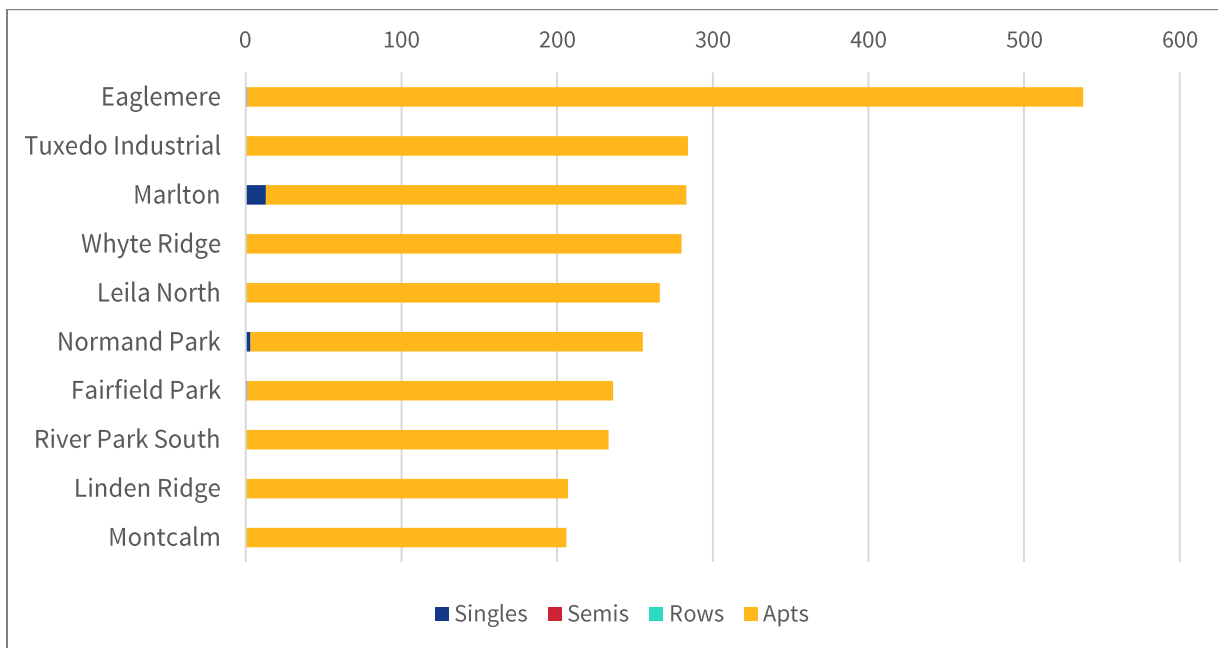


Figure 4-24: Top ten Recent Communities neighbourhoods by new dwelling units, 2021-25

A complete list of recent development activity by neighbourhood can be found in Appendix A.

4.6 Development Activity – Housing Accelerator Fund Implementation

On December 5, 2023, the City of Winnipeg entered into an agreement with the Government of Canada, through the Canada Mortgage and Housing Corporation for \$122.4 million in funding from the Housing Accelerator Fund (HAF), whose intent is to incent municipalities across Canada to remove barriers to build more homes, faster. As per its agreement, the City is required to deliver on eight initiatives, one of which includes zoning amendments to allow for as-of-right residential development in mall sites and along commercial corridors, and to allow up to four dwelling units per residential lot as-of-right. Council approved the former on November 21, 2024, while it approved the latter on June 5, 2025. These amendments followed an earlier set of amendments to support the development of “missing middle” housing approved by Council on May 30, 2024.

Given that this report is based on data as of January 1, 2026, impacts of these initiatives have not been captured to-date. However, the following information has been compiled to serve as a baseline upon which progress can be measured.

From 2021 to 2025, permits have been issued for an average of 441 new dwelling units per year in the Malls and Corridors Planned Development Overlay (PDO) in Zoning By-law No. 200/06. There is a high level of year-over-year volatility in these numbers. PDO regulations distinguish between Urban Mixed Use Corridors and Regional Mixed Use Corridors, Regional Mixed Use Centres, and mall sites larger than 10 acres in area; a greater number of dwelling units were created in Regional areas, which is attributable largely to larger site sizes. Geographic differences between the Malls and Corridors PDO and those of the Corridor designation in the Urban Structure should be recognized; the former excluded areas regulated by other existing PDOs, while additional mall site lands were added.

Year	Regional	Urban	Total
2020	423	235	658
2021		109	109
2022	263	142	405
2023	405	248	653
2024		30	30
2025	655	110	765
Five-yr total	1,323	639	1,962
Five-yr avg	441	128	392

Figure 4-25: Development activity within the Malls and Corridors PDO area, 2020-2025

To date, none of these developments have used the Malls and Corridors PDO, which allows proponents to opt into it. As of January 1, 2026, one development (85 dwelling units at 951 Portage Ave) has been approved through this PDO (building permits have yet to be issued), while a second is currently under review at this time.

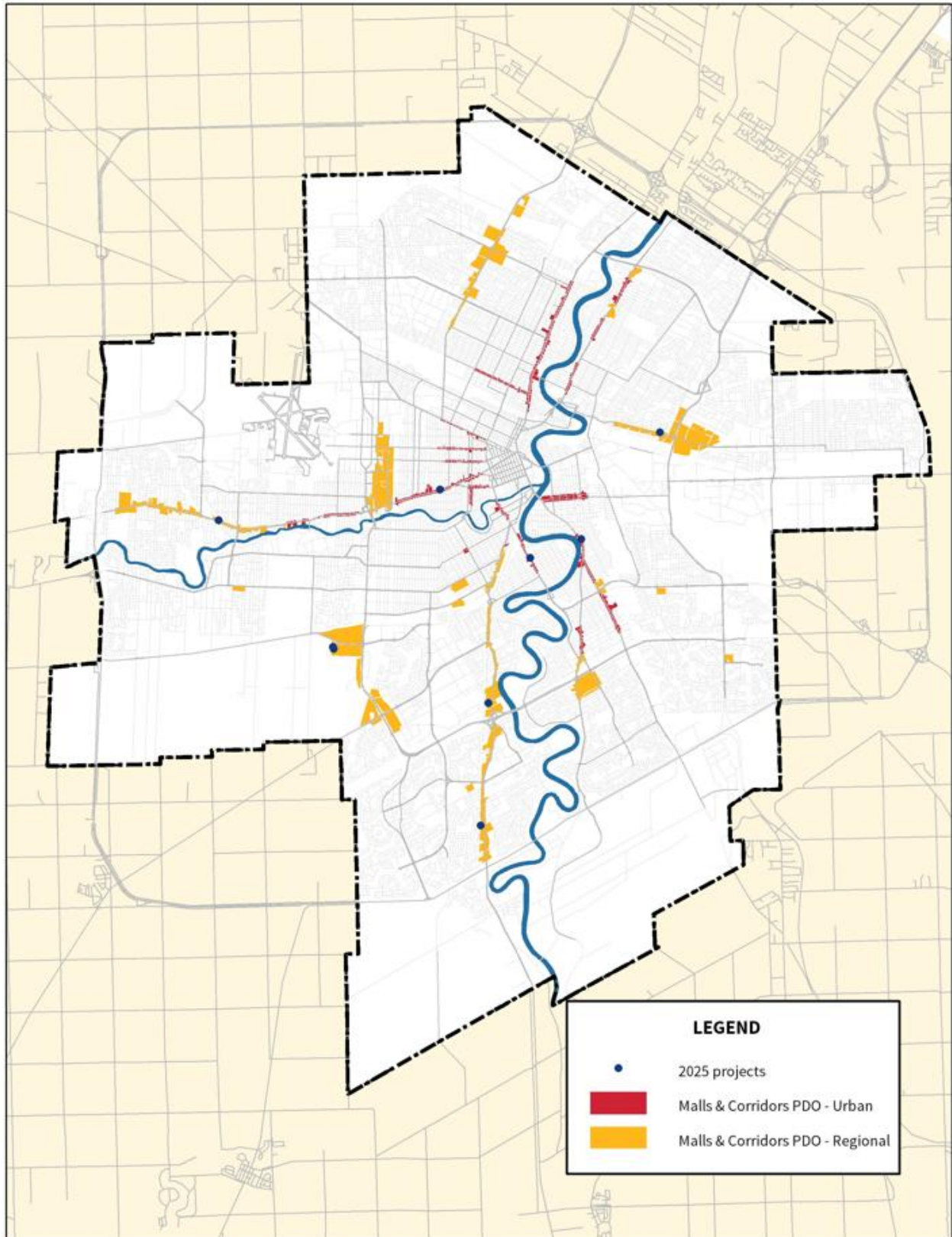


Figure 4-26: Development activity in the Malls and Corridors PDO, 2025

The chart below describes duplex, triplex, and fourplex development activity in the Intensification Target area prior to these new regulations coming into force. Over the last five years, 16% of these projects have occurred in existing buildings, with the rest occurring in new developments.

Similar to Malls and Corridors, this development has occurred without using the PDO. However, as of January 1, 2026, the City has issued development permits for seven developments using this tool, so the impacts of this zoning change should start to materialize in 2026 building permit data.

Year	Duplex	Triplex	Fourplex	Total
2017	12	8	10	30
2018	23	10	19	52
2019	18	8	8	34
2020	20	17	11	48
2021	13	5	11	29
2022	11	2	11	24
2023	5	10	5	20
2024	9	6	6	21
2025	10	15	5	30
2021-25 avg.	10	8	8	25

Figure 4-27: Three- and four-plexes in the Intensification Target area

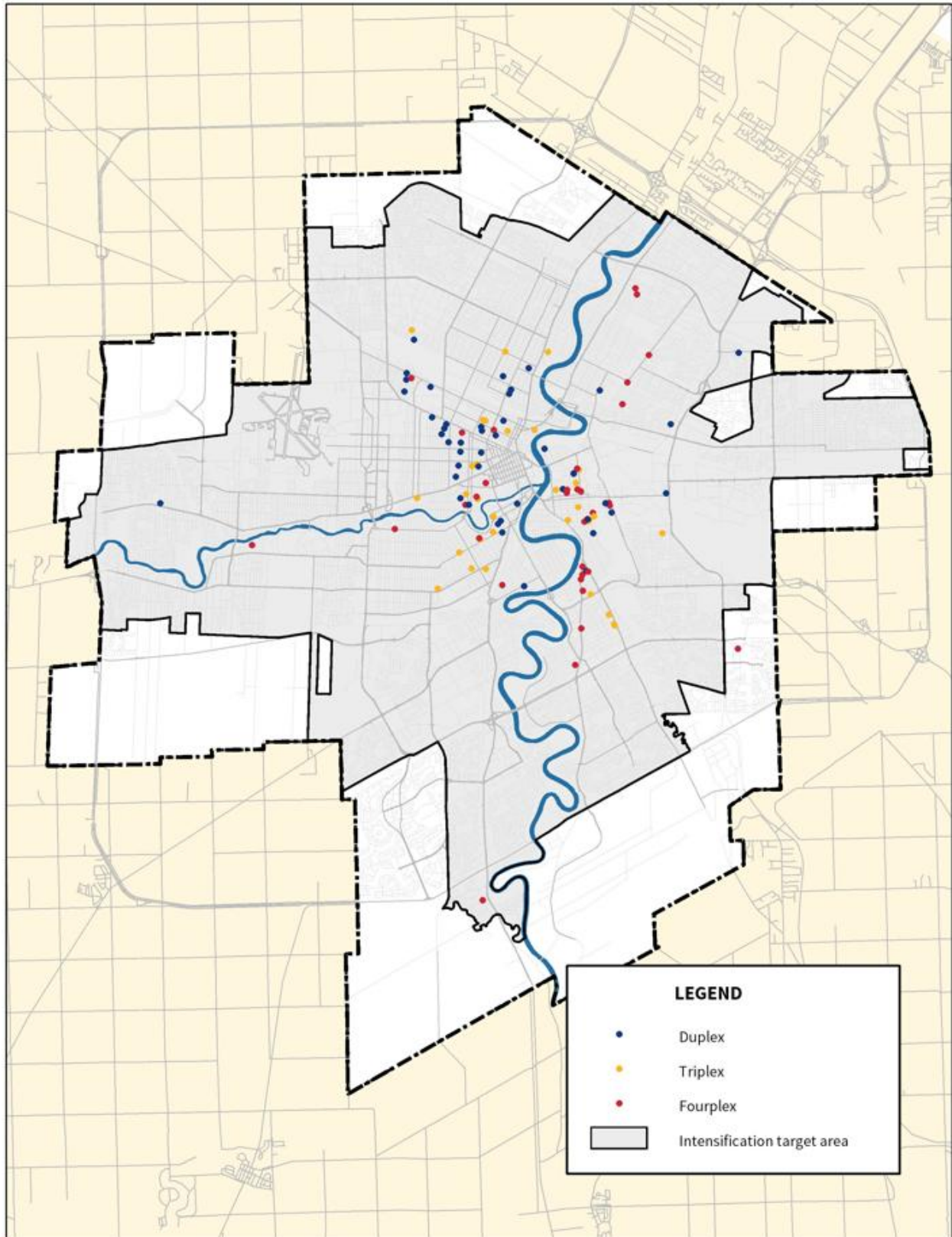


Figure 4-28: Three- and four-plexes in the Intensification Target area, 2021-25

4.7 Development Activity by Greenfield Area

The chart below illustrates the magnitude of development activity of major greenfield sites, illustrating the course of their build-outs.

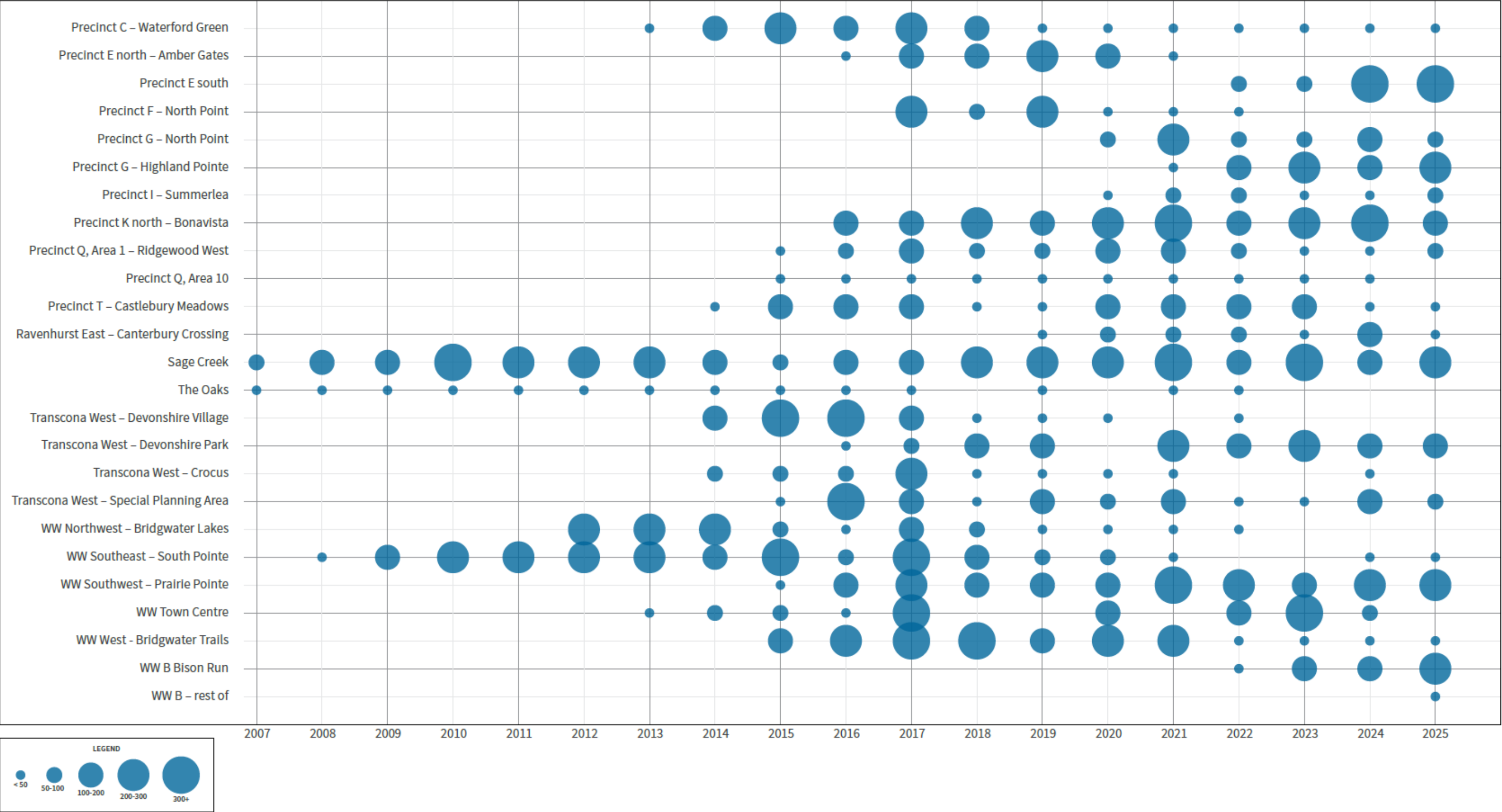


Figure 4-29: Magnitude of permits issued for new dwelling units by year, by greenfield site

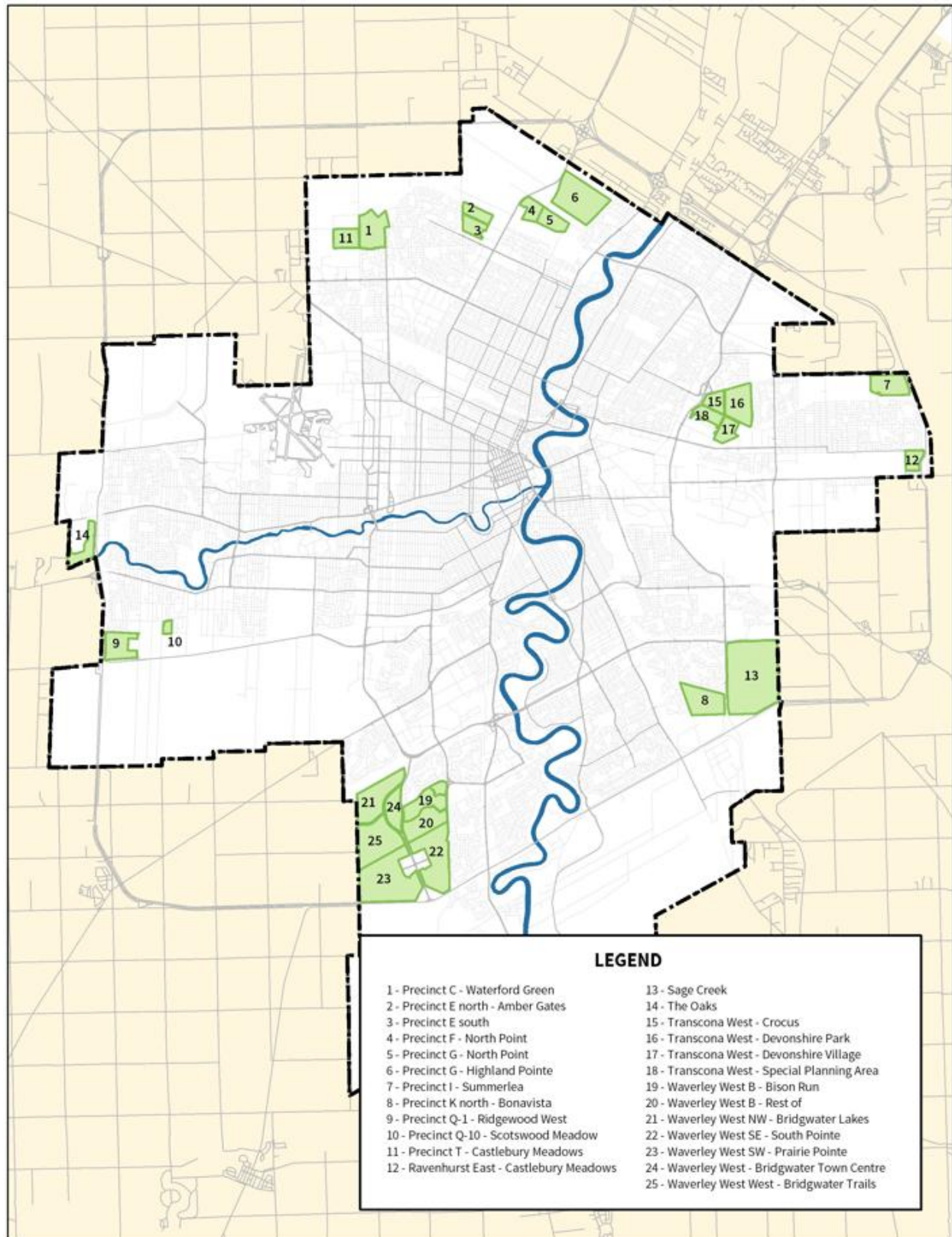


Figure 4-30: Map of greenfield sites

The chart below illustrates permits issued for the construction of new greenfield residential dwelling units, by site and dwelling type, in 2025.

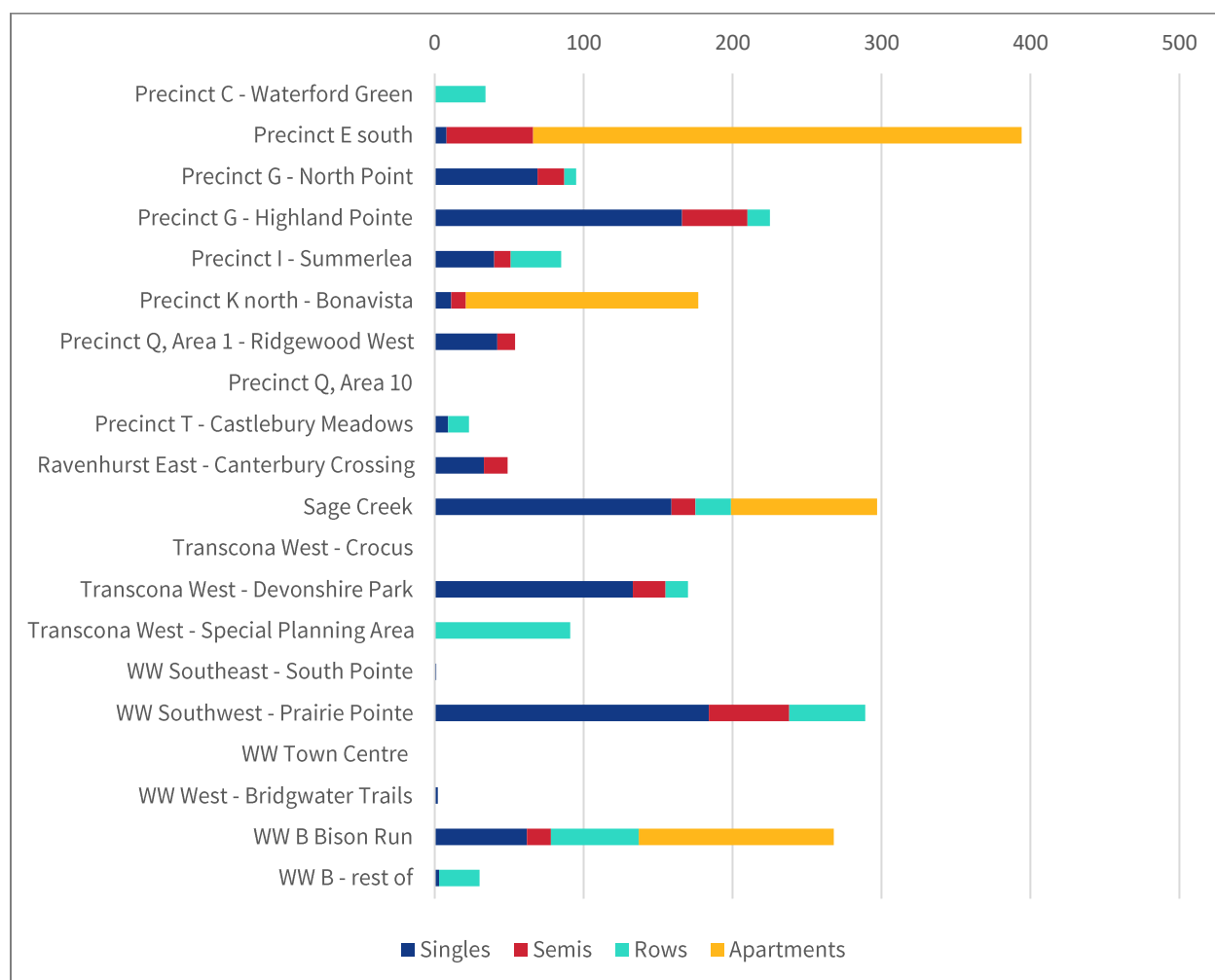


Figure 4-31: Greenfield dwelling units, 2025, by site and dwelling unit type

4.8 Secondary Suites

Dwelling units cited and summarized in this report only include primary dwellings and do not include accessory units such as secondary suites. However, given their increasing prevalence, they nonetheless warrant standalone attention.

Over the last decade, Council has made changes to its zoning by-law to facilitate the construction of secondary suites. On February 27, 2013, it expanded the definition of secondary suites to allow for detached units in addition to attached suites through Conditional Use applications. Then, on January 25, 2017, it allowed for attached secondary suites as a permitted use. Consequently, these changes generated significant development activity, increasing from seven per year to as high as 229 per year in 2025. More recently, on

May 30, 2024, Council approved a set of zoning bylaw amendments that allowed for detached secondary suites as a permitted use in Established Neighbourhoods.

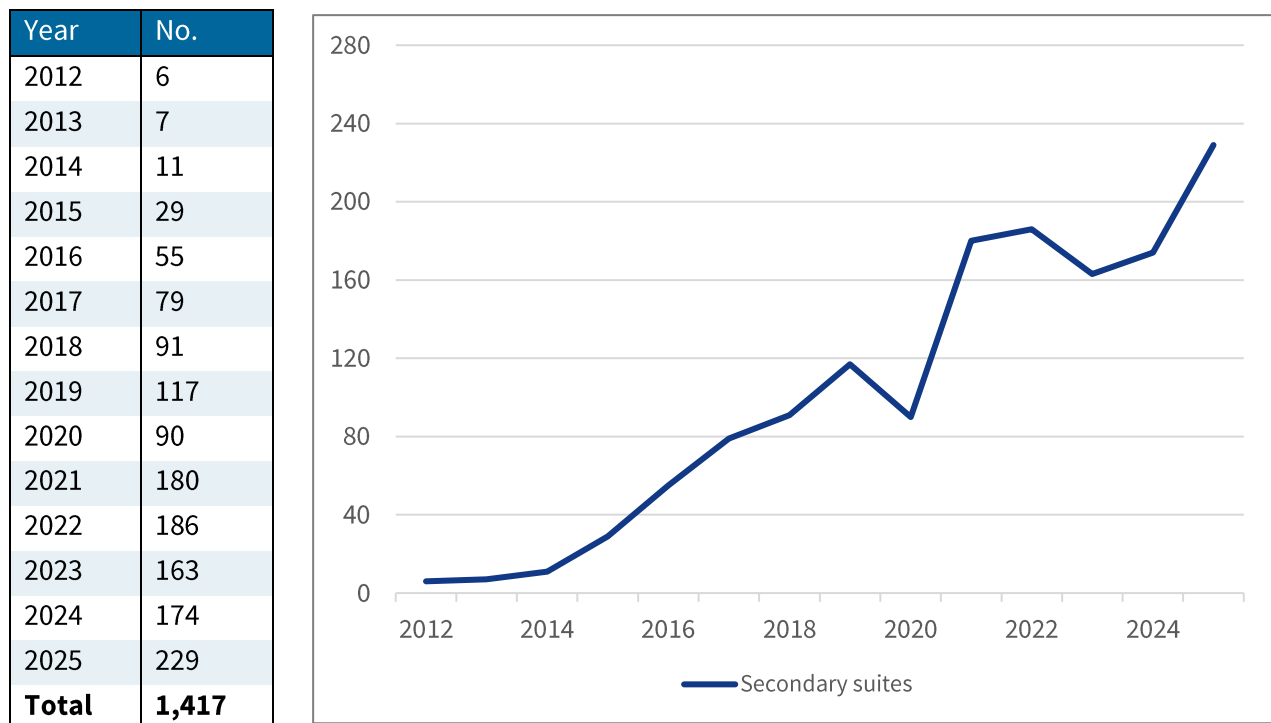


Figure 4-32: Permits issued for the construction of secondary suites, 2012 to 2025

Most secondary suites occur as attached suites in new dwellings. This trend has accelerated in tandem with the acceleration of overall secondary suites in the 2020s.

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Attached in existing dwelling	40	35	26	31	32	22	18	4	7	11
Attached in new dwelling	49	62	67	69	68	77	80	95	90	87
New detached	11	3	7	0	0	2	2	1	3	2

Figure 4-33: % of secondary suites by type, 2016 to 2025

New secondary suites are predominantly being built in existing neighbourhoods, particularly in Mature Communities. From 2012 to 2025, 96% were built in Established Neighbourhoods, including 87% in Mature Communities. Only a small amount of new secondary suites were built in greenfield areas (Emerging and New Communities).

Urban Structure designation	2012-2025	
	No.	%
Corridor frontage	2	< 1
Urban Corridors	0	0
Regional Corridors	2	< 1
Established Neighbourhoods	1,359	96
Mature Communities	1,228	87
Recent Communities	131	9
Greenfield areas	44	3
Emerging Communities	44	3
New Communities	0	0
Downtown	0	0
Major Redevelopment Sites	6	< 1
Rural Agricultural	6	< 1
Total	1,417	

Figure 4-34: Permits issued for the construction of secondary suites, 2012 to 2025, by Complete Communities

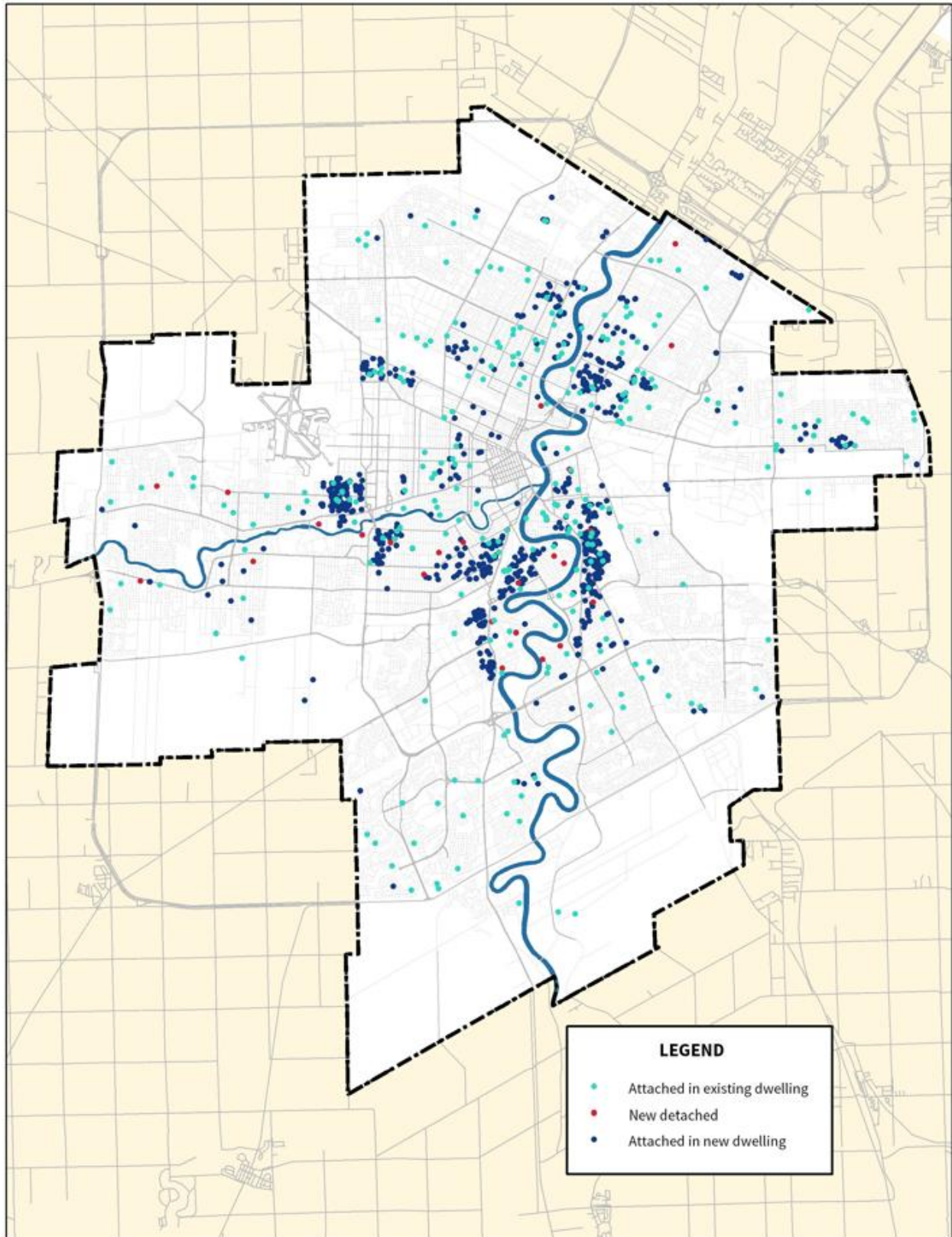


Figure 4-35: Permits issued for the construction of new secondary suites, 2012 to 2025

4.9 Residential Demolitions

It is important to emphasize that the residential development activity described in this section are gross totals and do not account for the removal of existing units in developing new ones. As a result, it is important to understand residential demolitions.

In order to analyze residential demolitions, a geographic framework was established based on the Area 1 and Area 2 neighbourhoods used in the City's [Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities](#). Over the last five years, the City saw an annual average of 161 dwelling units lost in Infill Area 1, 150 units lost in Infill Area 2, and 33 units lost in Recent Communities.

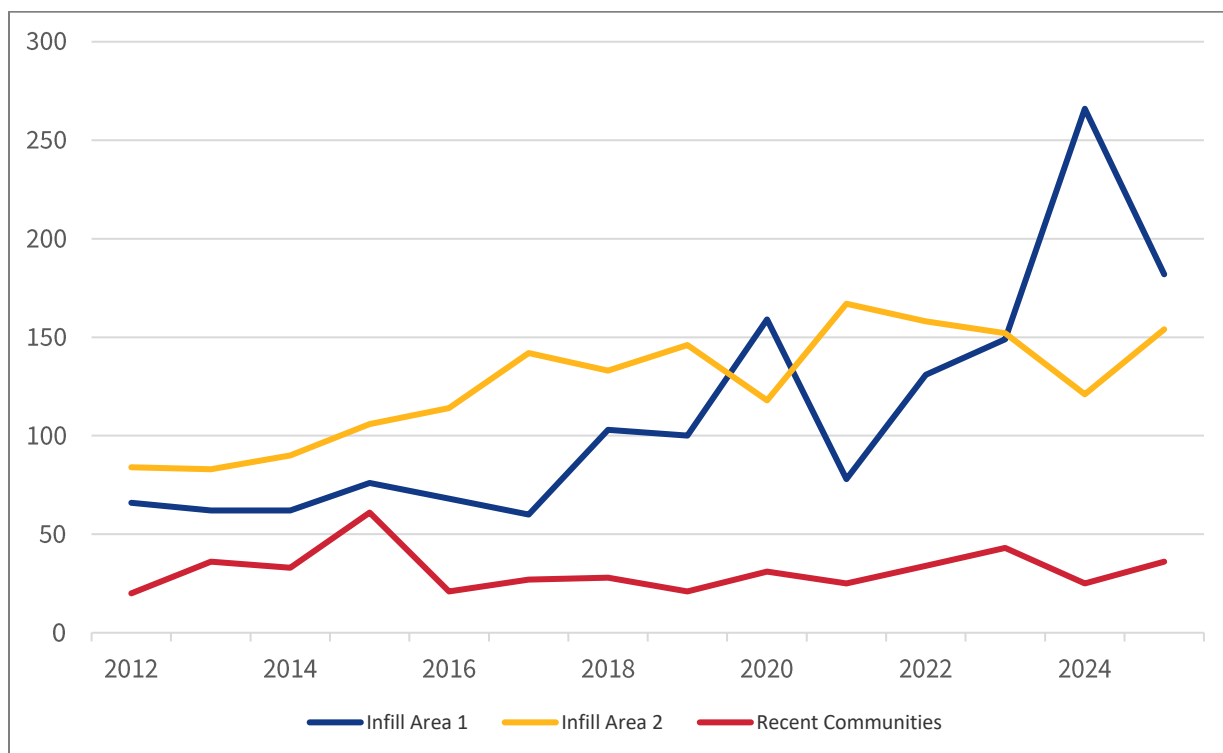


Figure 4-36: Average annual dwelling units lost, by area

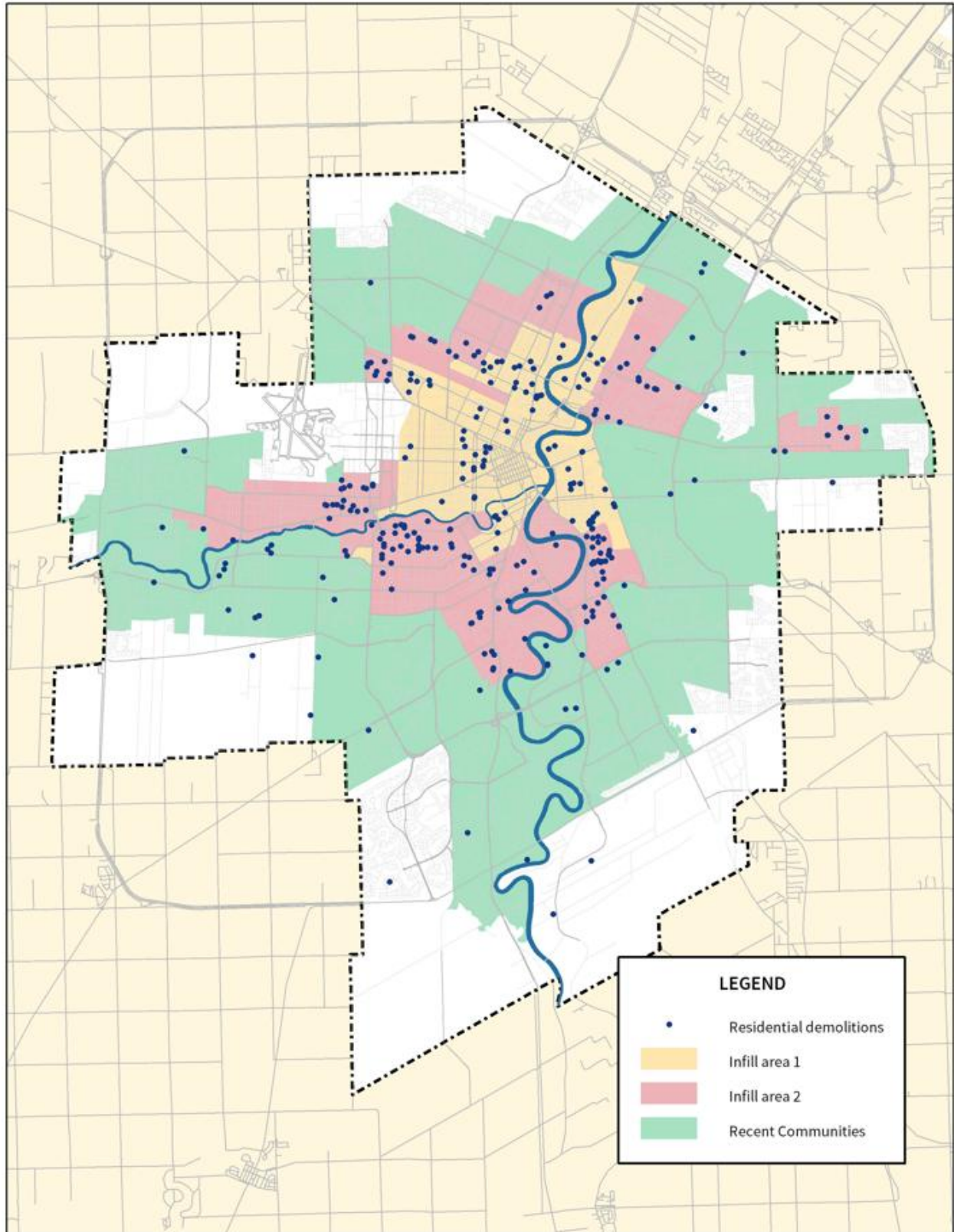


Figure 4-37: Map of residential demolitions, 2025

Within each of these categories, the number of new dwelling units created was compared to the number of units lost to understand the relationship between the two. As Figure 4-37 below describes, over the last five years Infill Area 1 sees an average of seven new units created for every unit lost, Infill Area 2 sees an average of three new units created for every unit lost, and Recent Communities sees 33 new units created for every unit lost. Lower figures are attributable to Infill Areas 1 and 2 given the higher frequencies of demolitions in these areas, while Area 1 sees a higher ratio given the generally higher densities of replacement developments. Recent Communities have a much higher number because demolitions are far less frequent – instead, new development tends to be characterized as larger apartment developments on underutilized land.

Year	Infill Area 1			Infill Area 2			Recent Communities		
	Units created	Units lost	Units created/lost	Units created	Units lost	Units created/lost	Units created	Units lost	Units created/lost
2012	301	66	4.6	527	84	6.3	859	20	43.0
2013	285	62	4.6	223	83	2.7	1,001	36	27.8
2014	768	62	12.4	471	90	5.2	1,693	33	51.3
2015	642	76	8.4	290	106	2.7	842	61	13.8
2016	604	68	8.9	358	114	3.1	880	21	41.9
2017	619	60	10.3	331	142	2.3	579	27	21.4
2018	952	103	9.2	484	133	3.6	854	28	30.5
2019	943	100	9.4	741	146	5.1	1,618	21	77.0
2020	458	159	2.9	713	118	6.0	591	31	19.1
2021	1,106	78	14.2	481	167	2.9	2,299	25	92.0
2022	568	131	4.3	338	158	2.1	1,425	34	41.9
2023	846	149	5.7	447	152	2.9	1,430	43	33.3
2024	871	266	3.3	556	121	4.6	991	25	39.6
2025	1,473	182	8.1	729	154	4.7	1,325	36	36.8
5-yr avg.		161	7		150	3		33	49

Figure 4-38: Dwelling units created vs dwelling units lost, 2012 to 2025

5.0 Non-Residential Development Activity

5.1 Development Activity

The tables below describe permits issued for non-residential construction, expressed in both jobs¹ as well as building floor area.

Year	Education	Industrial	Office	Retail	Service	Warehousing	Total
2021	330	160	50	520	220	320	1,600
2022	510	680	1,640	510	250	410	3,990
2023	230	310	10	420	140	420	1,530
2024	590	250	150	420	160	230	1,800
2025	10	400	190	900	110	420	2,020
2021-25 avg.	330	360	410	550	180	360	2,190

Figure 5-1: Non-residential development activity, 2021-25, by estimated number of jobs²

Year	Education	Industrial	Office	Retail	Service	Warehousing	Total
2021	229,100	150,500	15,500	224,100	156,500	339,500	1.1m
2022	355,030	735,020	476,880	219,870	159,750	437,930	2.4m
2023	160,770	332,740	3,080	182,410	100,330	446,180	1.2m
2024	412,380	266,990	5,750	179,080	112,370	243,510	1.2m
2025	8,850	438,470	67,080	385,640	79,090	303,000	1.3m
2021-25 avg.	233,220	382,740	113,650	238,230	121,620	354,030	1.4m

Figure 5-2: Non-residential development activity, 2021-25, by building floor area (sq. ft.)

In 2025, notable major non-residential projects included:

- A 276,000 sq. ft. new City of Winnipeg transit garage at 100 Oak Point Hwy in the Oak Point Highway neighbourhood.
- A 178,000 sq. ft. industrial building to accommodate manufacturing company SMG headquarters and additional leasable space at 1455 Clarence Ave in the Chevrier neighbourhood
- A 168,000 sq. ft. Costco store at 4077 Portage Ave in the Assiniboia Downs neighbourhood.
- A 105,000 sq. ft. Princess Auto store at 500 Panet Rd in the Tyne-Tees neighbourhood.

¹ Floor area per job assumptions followed the City of Winnipeg Determination of Regulatory Fees to Finance Growth: Technical Report and were as follows: 1,076 sq. ft. per industrial/warehousing job, 700 sq. ft. per institutional job, 431 sq. ft. per non-office commercial job, and 291 sq. ft. per office job.

² Numbers in Figures 6-1 and 6-2 are rounded

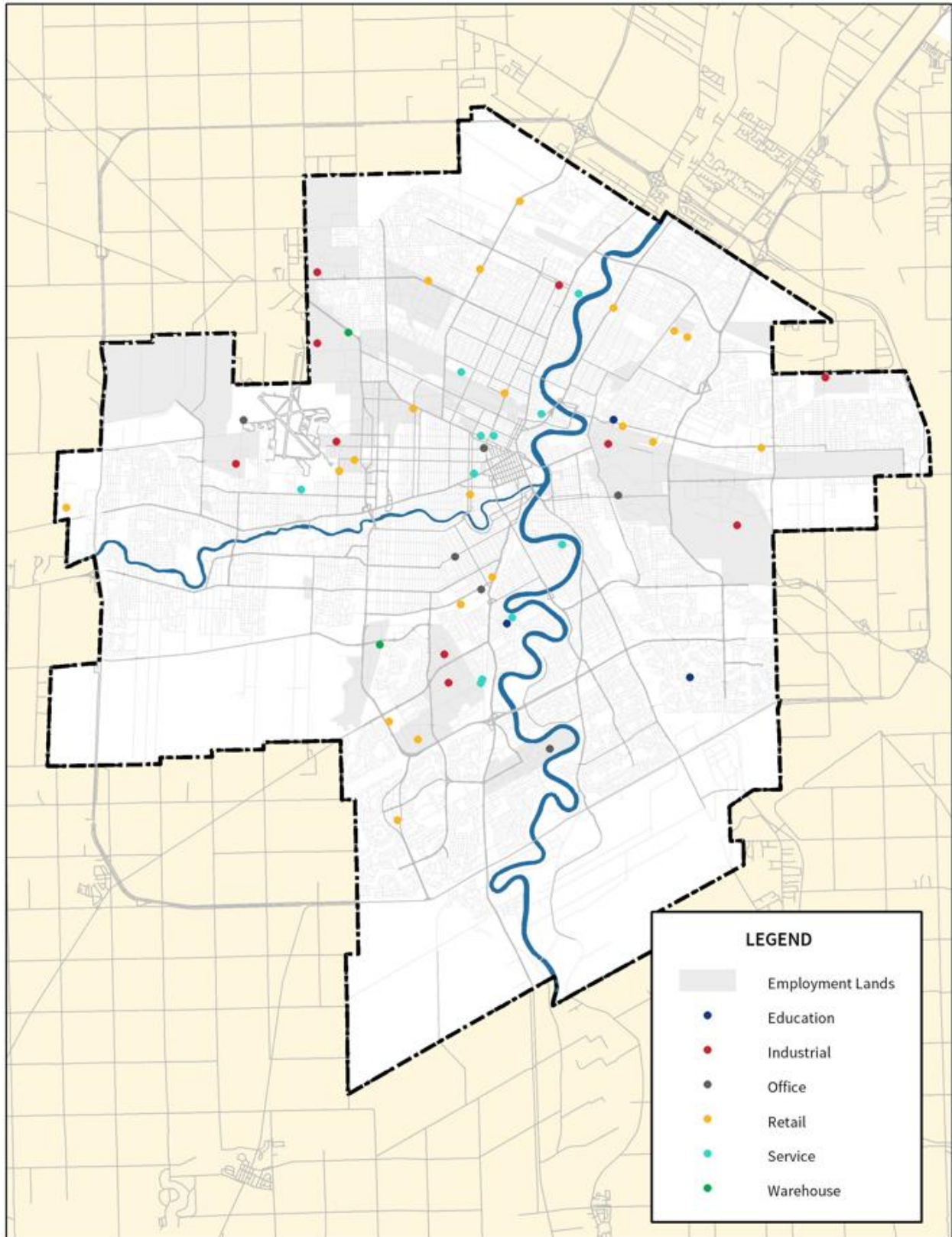


Figure 5-3: Location of non-residential development activity, 2025, by job type

Over the last five years, 25% of all new non-residential floor area occurred as additions to existing buildings, rather than as new buildings.

By building type	2021	2022	2023	2024	2025	2021-25 avg.
Addition	20%	20%	41%	38%	21%	29%
New building	80%	80%	59%	62%	79%	71%

Figure 5-4: Non-residential development activity by building type, 2021-25, as share of total building floor area

The majority of new non-residential development consistently occurs as new buildings on existing developed land, rather than building additions and/or absorption¹ of vacant land, as the tables below indicate, though there is year-over-year variation.

By land uptake	2021	2022	2023	2024	2025	2021-25 avg.
Absorption of vacant land	8%	52%	37%	40%	37%	39%
Intensification of developed land	92%	48%	63%	60%	63%	61%

Figure 5-5: Non-residential development activity by land uptake, 2021-25, as share of total estimated jobs

The following charts and tables below indicate the share of job types in each Employment Land quadrant. This shows that each quadrant is desirable for different uses.

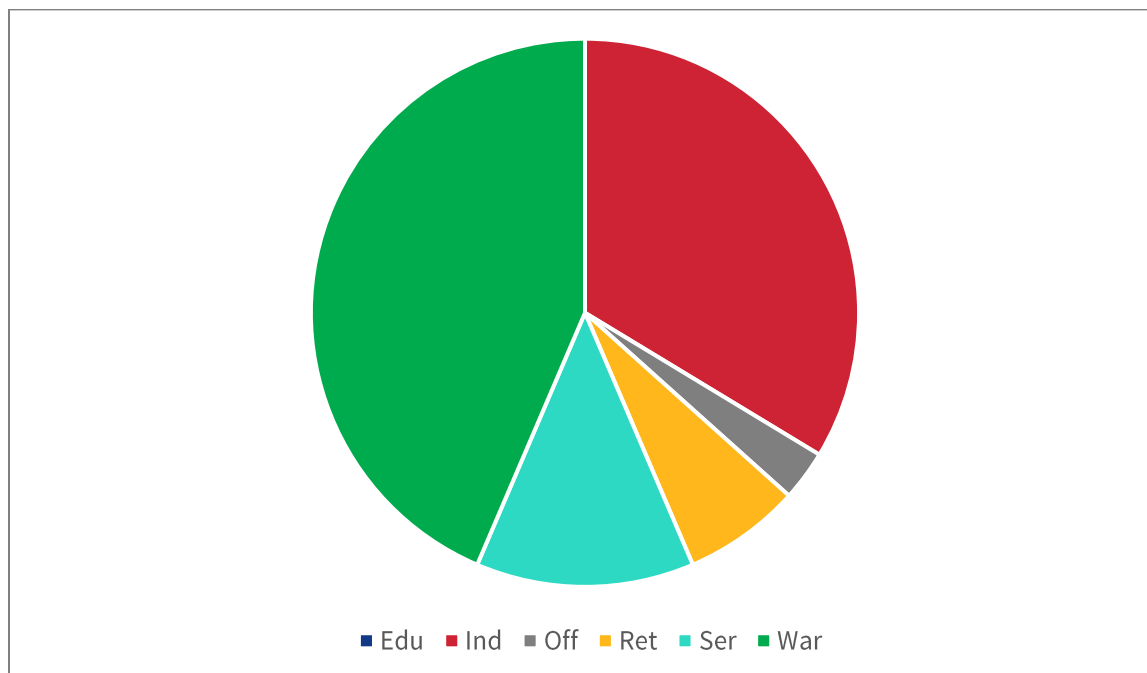


Figure 5-6: Non-residential development activity in designated Employment Lands by job type, East quadrant 2021-25

¹ For the purposes of this report, absorption specifically refers to new development on vacant land.

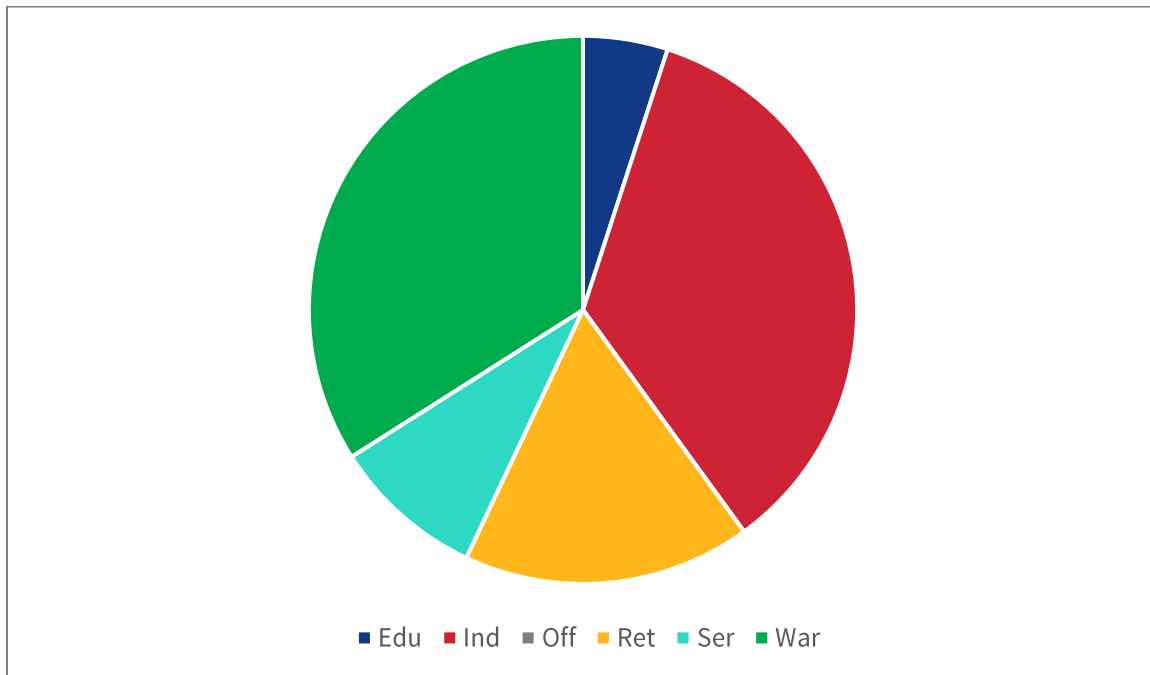


Figure 5-7: Non-residential development activity in designated Employment Lands by job type, Northwest quadrant 2021-25

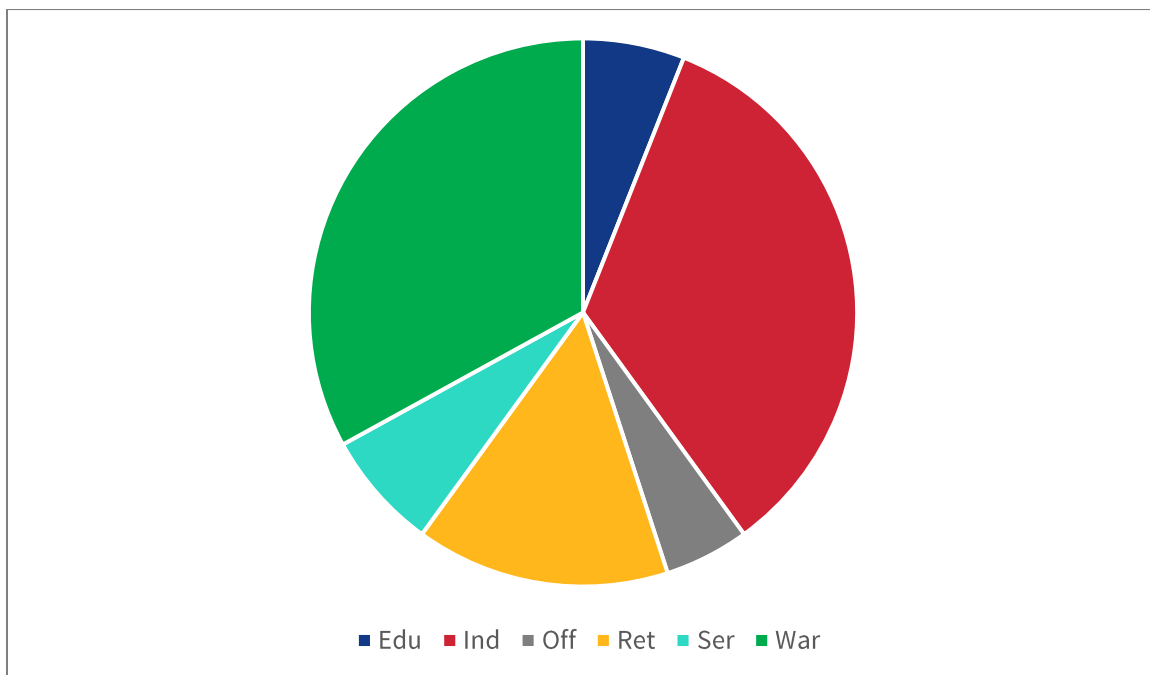


Figure 5-8: Non-residential development activity in designated Employment Lands by job type, Southwest quadrant 2021-25

The next tables indicate Employment Lands development by quadrant, first by estimated jobs and then by building floor area. The differences between the two speak to differences in job

type, where industrial and warehousing jobs have lower job densities than other employment categories, such as offices.

Quadrant	2021	2022	2023	2024	2025	2021-25 avg
East	17%	43%	36%	36%	12%	29%
Northwest	79%	54%	51%	43%	55%	57%
Southwest	4%	3%	14%	21%	33%	14%

Figure 5-9: Non-residential development activity in designated Employment Lands by quadrant, 2021-25, as share of total estimated jobs

Quadrant	2021	2022	2023	2024	2025	2021-25 avg
East	19%	43%	37%	44%	10%	31%
Northwest	78%	53%	50%	40%	51%	54%
Southwest	4%	4%	14%	16%	39%	14%

Figure 5-10: Non-residential development activity in designated Employment Lands by quadrant, 2021-25, as share of total building floor area

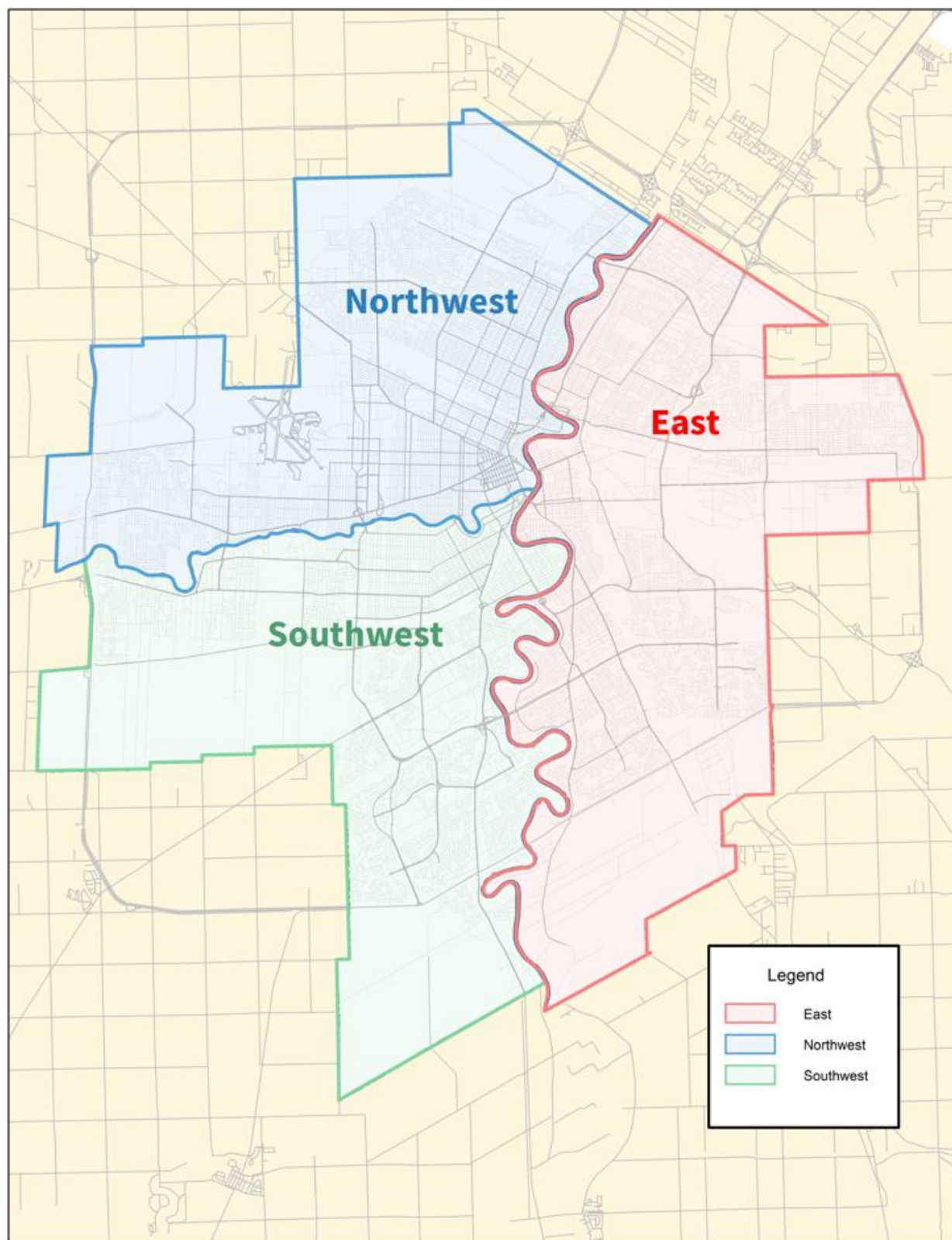


Figure 5-11: Quadrants used for measuring non-residential development activity

5.2 Industrial Absorption

The last five years saw an annual average of 48 acres (19 hectares) of vacant industrial-zoned land¹ absorbed² in the City of Winnipeg, with a low of 20 acres (8 hectares) in 2025 and a high of 88 acres (36 hectares) in 2023. During this time period, 118 acres (48 hectares) were absorbed in the East quadrant, followed by 108 acres (44 hectares) in the Northwest and 26 acres (11 hectares) in the Southwest.

Year	East	Northwest	Southwest	Total
2017	29 (12)	3 (1)	26 (10)	58 (23)
2018	16 (6)	1 (0.4)	23 (9)	40 (16)
2019	5 (2)	72 (29)	6 (2)	82 (33)
2020	47 (19)	20 (8)	17 (7)	84 (34)
2021	30 (12)	9 (4)	0 (0)	38 (15)
2022	50 (20)	13 (5)	0 (0)	63 (26)
2023	8 (3)	77 (31)	3 (1)	88 (36)
2024	11 (4)	5 (2)	15 (6)	31 (12)
2025	8 (3)	4 (2)	8 (3)	20 (8)
2021-25 total	118 (48)	108 (44)	26 (11)	240 (97)
2021-25 avg.	24 (10)	22 (9)	5 (2)	48 (19)

Figure 5-12: Absorption of vacant industrial-zoned land, in acres (hectares in parentheses), 2021-25³

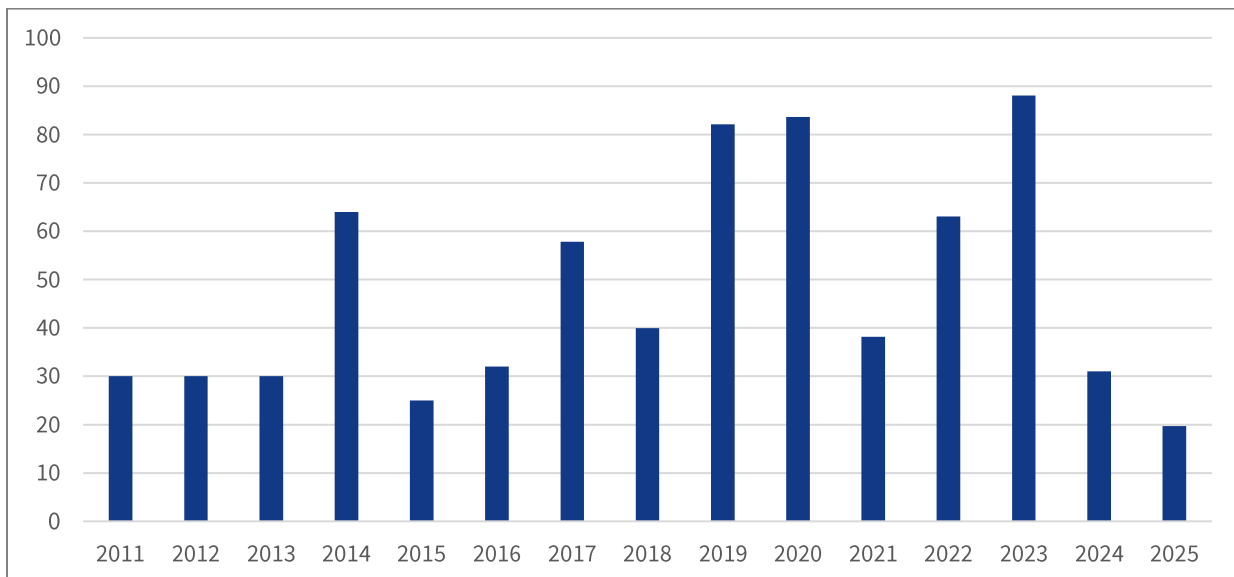


Figure 5-13: City-wide absorption of vacant industrial-zoned land, in acres, 2011-2025

¹ Includes land both inside and outside designated Employment Lands.

² In this context, a property is considered absorbed if a new building is erected on previously vacant land.

³ Figures rounded

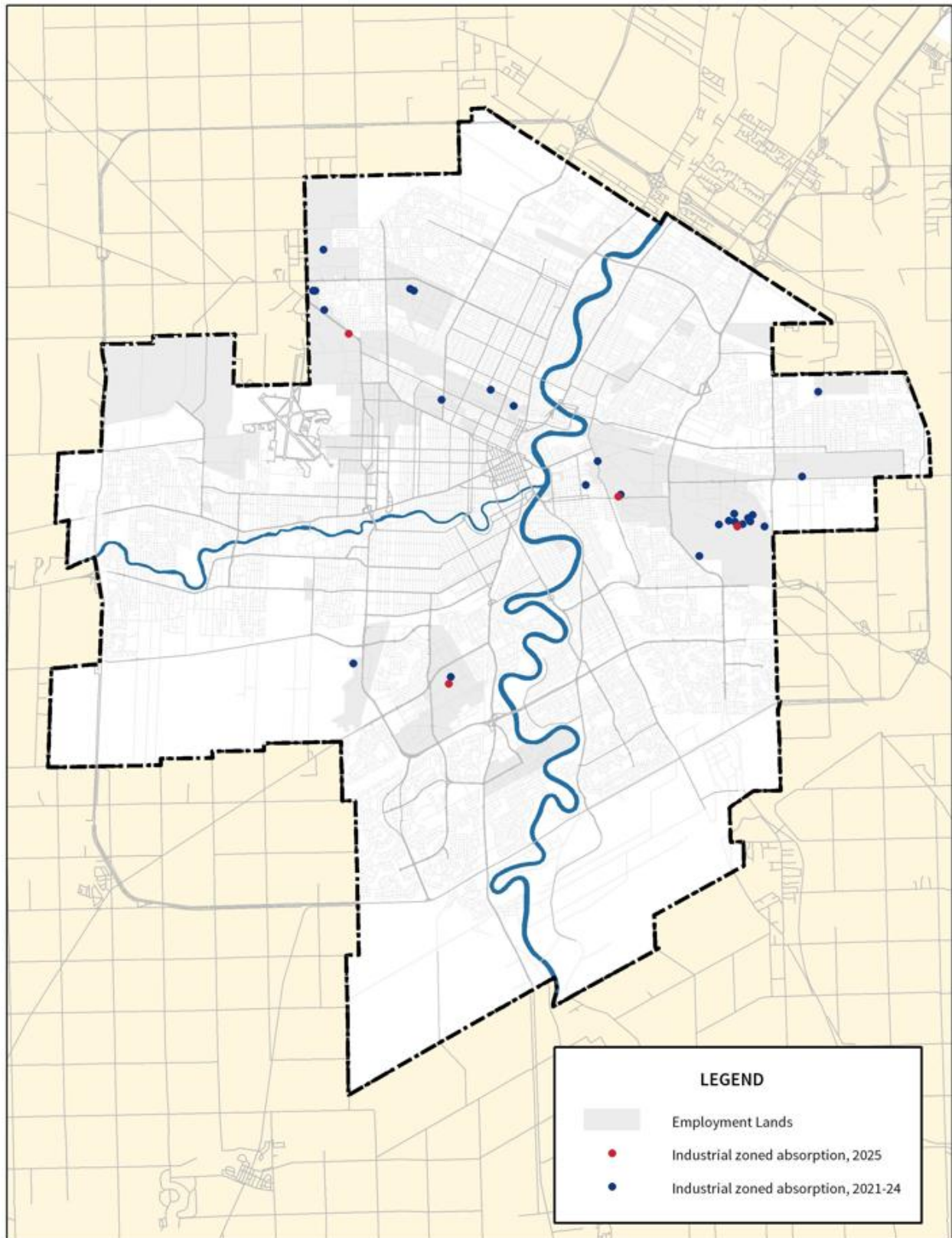


Figure 5-14: Industrial-zoned absorption, 2021-2025

In the past, some stakeholders have expressed concern that the City’s approach in quantifying absorption, whereby large sites are considered absorbed even if development occurs on only a small portion of the lot, may misrepresent development activity. As a result, rates of “adjusted absorption” were determined that only recognized the portion of a larger site that was being developed. Figure 6-15 below, 195 Haggart Ave, illustrates the difference in these two approaches. Under the first approach, the full area in orange was absorbed in 2019 following the construction of the first warehouse, with subsequent warehouse development to be considered intensification. Under the second adjusted approach, the area corresponding to the construction of the site’s second warehouse (area in teal) was absorbed. These two approaches can result in significantly different results.

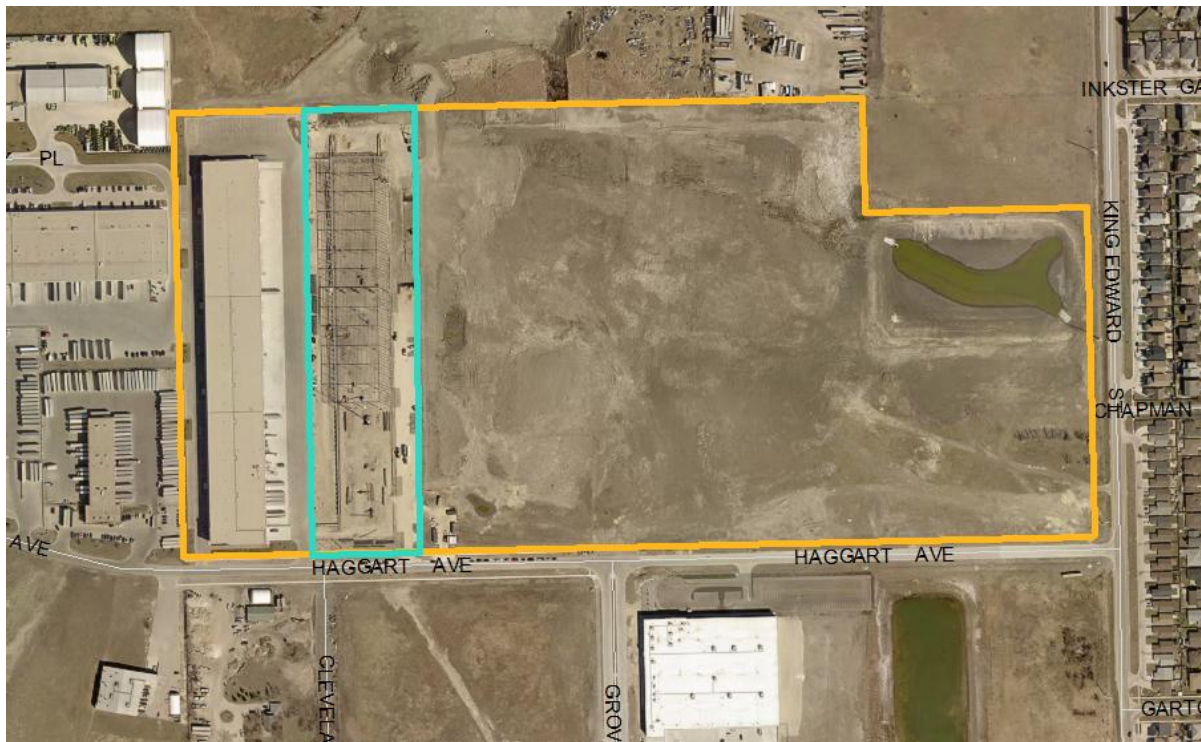


Figure 5-15: Illustration of this report’s approach to absorption (orange) vs adjusted absorption (teal)

Year	Absorption in ac (hc)	“Adjusted absorption” in ac (hc)
2020	84 (34)	52 (21)
2021	38 (15)	33 (13)
2022	63 (26)	60 (24)
2023	88 (36)	31 (13)
2024	31 (13)	23 (9)
2025	20 (8)	19 (8)

Figure 5-16: City of Winnipeg absorption vs “adjusted absorption”, 2021 to 2025, in acres (hectares in parentheses)

The last two years have seen a marked decrease compared to absorption rates in previous years. Industrial absorption in 2025 consisted of four projects. This is largely attributable to the persistence of a constrained and limited supply of vacant shovel-ready industrial land in the City of Winnipeg, which is described in previous Land Monitoring reports and affirmed by recent industry reports¹. Industry stakeholders also pointed to the economic uncertainty over the previous year, as well as the City's ongoing competitiveness issues in relation to adjacent Capital Region municipalities. The drop-off in the last two years is also less pronounced when adjusted absorption is considered; gross absorption may overstate these differences.

The table below compares City of Winnipeg absorption with figures from nearby employment areas in individual Capital Region municipalities as shown in Figure 5-19. Rural municipality absorption was determined by comparing aerial photography from the study periods. Properties were considered absorbed if a building was erected between the different sets of photos. These figures are then compared to City building permit data. Note that these Capital Region absorption figures should not be compared to the adjusted absorption findings in Figure 5-16 above, as they were not prepared using the adjusted methodology.

Municipality	Annual avg. in ac (hc)		Land absorbed in ac (hc)				Served with piped water and sewer
	2011-16	2017-20	2021	2022	2023	2024	
City of Wpg	35 (14)	66 (27)	38 (15)	63 (26)	88 (36)	31 (13)	Serviced
East St Paul (Wenzel)	0 (0)	0 (0)	5 (2)	16 (7)	0 (0)	0 (0)	Unserviced
Headingley	10 (4)	25 (10)	30 (12)	26 (11)	21 (9)	21 (9)	Serviced
Macdonald	7 (3)	9 (4)	10 (4)	10 (4)	4 (2)	45 ² (18)	Serviced
Rosser	22 (9)	41 (17)	87 (35)	41 (17)	42 (17)	19 (8)	Serviced
Springfield	7 (3)	13 (5)	27 (11)	2 (1)	16 (7)	13 (5)	Not serviced
West St Paul	3 (1)	7 (3)	11 (5)	0 (0)	2 (1)	11 (5)	Kapelus Rd is serviced, while others are not

Figure 5-17: Industrial land absorption, City of Winnipeg and Capital Region employment areas, 2017-24, in acres (hectares in parentheses)

One year after the City assumed its highest share of select Capital Region absorption dating back to 2011, the City's share declined to 22% in 2024. A high level of volatility is observed year-over-year.

¹ [CW Stevenson Marketbeat – Industrial Q4 2025](#), [Avison Young Greater Winnipeg Industrial Market Report Q4 2025](#)

² 38 acres of 2024 Macdonald absorption is attributable to a single property where development only occurred on a small portion of the site.

Jurisdiction	Land absorption											
	2011 to 2016 ¹		2017 to 2020		2021		2022		2023		2024	
	Ac (hc)	%	Ac (hc)	%	Ac (hc)	%	Ac (hc)	%	Ac (hc)	%	Ac (hc)	%
City of Wpg	213 (86)	35	264 (107)	41	38 (15)	18	63 (26)	39	88 (36)	51	31 (13)	22
Selected Capital Region	395 (160)	65	379 (153)	59	170 (69)	82	96 (39)	61	85 (34)	49	110 (45)	78
Total	608 (246)	100	643 (260)	100	208 (84)	100	159 (64)	100	173 (70)	100	141 (57)	100

Figure 5-18: Industrial land absorption, City of Winnipeg and selected Capital Region employment areas

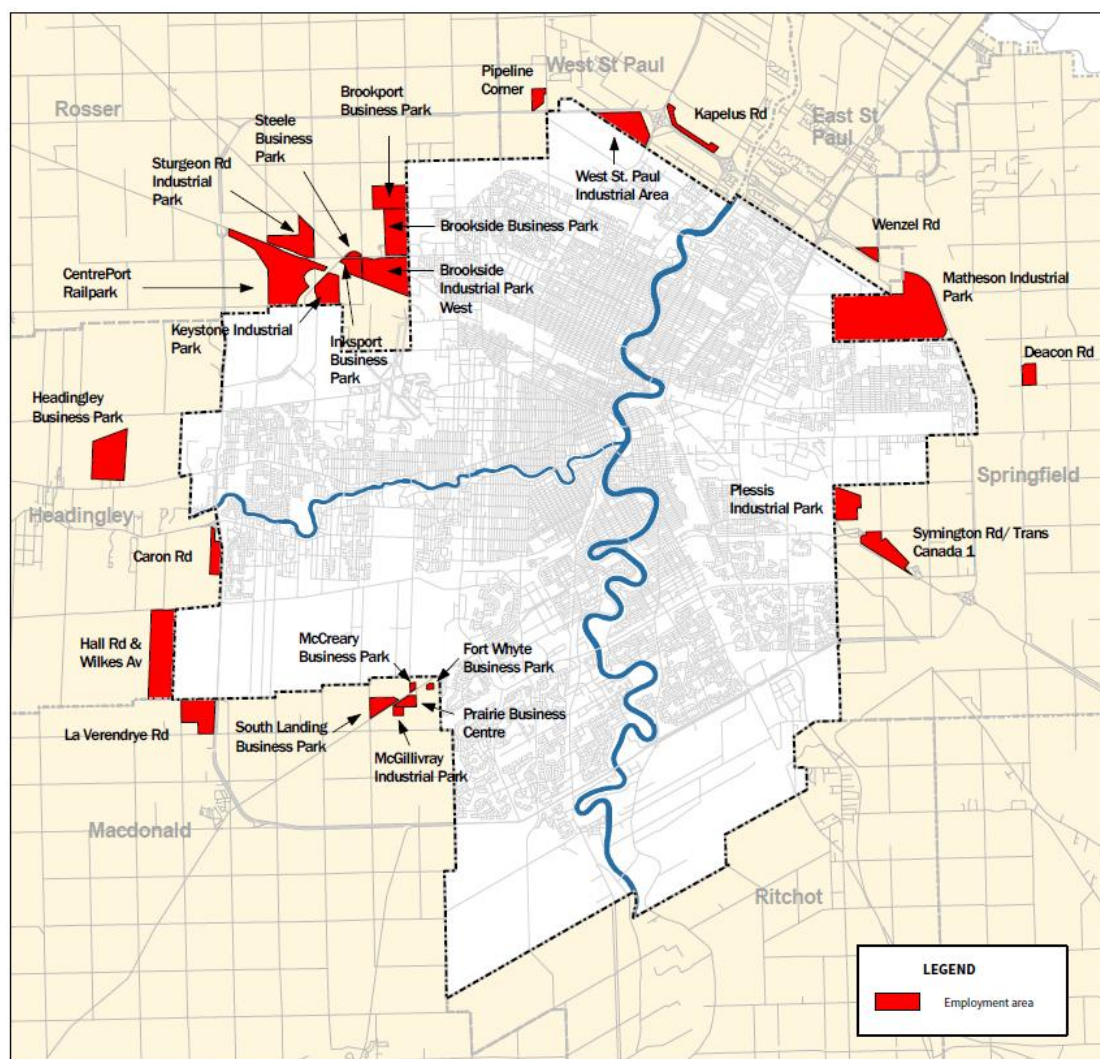


Figure 5-19: Selected Capital Region employment areas adjacent to the City of Winnipeg

¹ Figures from pg 4-27, City of Winnipeg Employment and Commercial Lands Study, May 16, 2018. Note that the 2011 to 2016 analysis included a wider range of Capital Region employment lands than the 2017 to 2020 analysis.

Appendix A: Development Activity by Established Neighbourhood

A.1 Mature Communities

Neighbourhood	2021-25					2025
	Singles	Semis	Rows	Apts	Total	Total
Archwood	4	2		12	18	8
Beaumont	59				59	8
Brooklands	55				55	13
Bruce Park	12				12	
Burrows Central	20				20	1
Burrows-Keewatin	4	2	7	3	16	3
Centennial	2	2		61	65	3
Central River Heights	6				6	
Central St. Boniface	13	8	11	72	104	49
Chalmers	36	2	22	26	86	7
Crescent Park	12				12	2
Crescentwood	8			17	25	2
Daniel McIntyre	10			33	43	19
Deer Lodge	21				21	3
Dufferin	2			23	25	23
Dufresne	1				1	
Earl Grey	24			9	33	3
East Elmwood	1	4		99	104	101
Ebby-Wentworth	19			3	22	8
Edgeland				168	168	
Elm Park	1				1	
Glenelm	1				1	1
Glenwood	129	2		12	143	55
Grant Park				8	8	
Holden	2	2			4	2
Inkster Industrial Park	2				2	
Inkster-Faraday	6				6	
J.B. Mitchell	6			40	46	44
Jefferson	24			2	26	6
Kensington	2					2
Kern Park	12			60	72	3
Kildonan Drive	7				7	3

Neighbourhood	2021-25					2025
	Singles	Semis	Rows	Apts	Total	Total
King Edward	115				115	26
Kingston Crescent	3				3	
Kirkfield	1				1	1
Lord Roberts	30	1	4	1	36	5
Lord Selkirk Park		2		1	3	1
Luxton	4		6	3	13	2
Margaret Park	2				2	1
Maybank	42				42	10
McMillan		2		115	117	59
Melrose	5			17	22	
Minto	4				4	
Munroe East	33			4	37	15
Munroe West	14			3	17	5
Norberry				5	5	5
North Point Douglas	1				1	
North River Heights	45			3	48	11
North St. Boniface	5	2		246	253	162
Norwood East	16	2	12	53	83	31
Norwood West	9				9	1
Old Tuxedo	14				14	2
Point Road	14			12	26	2
Radisson	5				5	1
River-Osborne				541	541	233
Riverview	16			17	33	14
Robertson	5				5	
Rockwood	19			4	23	10
Rossmere-A	8		4	109	121	4
Rossmere-B	13			32	45	2
Sargent Park	2			2	4	2
Seven Oaks	12				12	
Shaughnessy Park	10				10	2
Silver Heights	2			59	61	8
Sir John Franklin	61				61	20
Spence	3	2	6	85	96	9
St. George	20		10	11	41	10
St. John's	9			6	15	4

Neighbourhood	2021-25					2025
	Singles	Semis	Rows	Apts	Total	Total
St. John's Park	3			2	5	3
St. Matthews	9	1		317	327	87
St. Norbert	1				1	
Talbot-Grey	8		4		12	
Varennnes	23	2	8	22	44	2
Victoria West	2			12	14	
Wellington Crescent	26		4		30	7
West Alexander	5	2	40	108	155	2
West Broadway				93	93	15
Weston	19	2		11	32	9
Wildwood	3		6		9	1
William Whyte	14	4		8	26	2
Wolseley	5			33	38	5
Woodhaven	4				4	1
Worthington	4		3	3	10	3

Neighbourhoods not listed did not receive any development across the noted time period.

A.2 Recent Communities

Neighbourhood	2021-25					2025
	Singles	Semis	Rows	Apts	Total	Total
Amber Trails		10			10	
Betsworth	7			60	67	3
Booth	2			150	152	150
Buchanan	1				1	
Canterbury Park				28	28	28
Cloutier Park	1				1	
Dakota Crossing	2			86	88	24
Eaglemere	1			537	538	24
Elmhurst	7				7	4
Eric Coy	5				5	1
Fairfield Park	1			235	236	167
Fort Richmond	6				6	
Fraipont	1				1	
Grassie	4	4		72	80	1
Heritage Park	1				1	1
Island Lakes	1				1	
Jameswood	2				2	1
Kildare-Redonda	2				2	2
Lavalee	3		6		9	
Leila North				383	383	142
Linden Ridge				207	207	
Linden Woods	1				1	
Maginot				3	3	3
Mandalay West		6	9	102	117	
Marlton	13			270	283	4
Meadowood	3			18	21	3
Minnetonka	6			196	202	2
Mission Gardens			55		55	20
Montcalm				206	206	
Niakwa Place	1				1	1
Norberry	8				8	2
Normand Park	3		8		11	98
Parc La Salle			4		4	

Neighbourhood	2021-25					2025
	Singles	Semis	Rows	Apts	Total	Total
Peguis		8			8	
Pulberry	3		8		11	1
Radisson	2				2	
Regent				76	76	
Richmond West	2			78	80	14
Ridgedale	5				5	
River East	1			29	30	1
River Park South				233	233	
Riverbend	6			153	159	
Roblin Park	5				5	1
Rossmere-A			7		7	
Royalwood	10				10	1
South Tuxedo	6				6	1
Southboine	1				1	
Southdale	1				1	
Springfield North	49				49	
St. George	1			3	4	3
Sturgeon Creek	2				2	
Templeton-Sinclair	11			27	38	8
The Maples	1		39	84	124	
Trappistes	1				1	
Tuxedo	14			59	73	60
Tuxedo Industrial				284	284	153
Tyndall Park	3				3	
Valley Gardens			8	168	176	84
Varsity View	2				2	
Vialoux	5		24		29	22
Victoria Crescent	6				6	
Waverley Heights	1				1	1
Westwood	6				6	1
Whyte Ridge				280	280	52
Windsor Park				77	77	

Neighbourhoods not listed did not receive any development across the noted time period.