

2025 Major Building Permits & Projects

Construction in Thunder Bay continues to accelerate with a 63% increase in construction value over 2024.

This chart highlights key major building projects during 2025.

Year-to-Date Totals		
	2025	2024
Building Permits Issued	1036	970
Construction Valuation	\$367,711,879	\$225,498,690
Residential Units Permitted	376	340

Applications Received in 2025

Building Type	Construction Value	Address
Reno - 81 Unit Apt /Mixed Use	\$14,000,000	Court St S
5 Storey 80 Unit Apartment	\$25,000,000	Fulton Blvd
3 Storey 19 Unit Apartment	\$4,000,000	Archibald St S
2 Storey 12 Unit Apartment	\$3,000,000	Wardrope Ave
2 Storey Veterinary Hospital	\$2,750,000	Innovation Dr
Total	\$48,750,000	

Building Permits Issued 2025

Building Type	Construction Value	Address
2 Storey 12 Unit Apartment	\$3,209,975	Nugent St
3 Storey 6-Plex	\$1,842,030	Archibald St S
2 Storey 6-Plex	\$2,597,832	Hill St S
Carousel Enclosure	\$1,568,625	City Rd
Indoor Turf Facility	\$42,699,068	Beverly St
1 Storey Addition to Archives	\$1,325,284	Vickers St S
5 Storey 62 Unit Apartment	\$20,866,845	Gordon St
3 Storey 36 Unit Apartment	\$17,000,000	Balmoral St
Warehouse/Lounge/Office	\$1,324,519	Derek Burney Dr
4 Unit Townhouse	\$2,140,426	Gemstone Dr
Office Building	\$15,626,125	Innovation Dr
2 Storey Care Home	\$3,591,138	Red Pine Way
2 Storey 6 Unit Apartment	\$2,231,325	Gemstone
Hospital Addition/Renovation	\$2,456,779	Oliver Rd
University Renovation	\$3,408,108	Oliver Rd
Shelter Addition/Renovation	\$1,100,000	Simpson St

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DEVELOPMENT SHOP



Building Type	Construction Value	Address
Hospital Renovation	\$1,608,400	Oliver Rd
University Building	\$11,209,380	Oliver Rd
Transit Station Upgrade	\$2,100,000	Water St N
3 Storey 24 Unit Apartment	\$10,647,060	Aquamarine Dr
3 Storey 24 Unit Hotel	\$9,252,750	Edward St N
2 Storey 8 Unit Apartment	\$2,829,510	Oliver Road
Conversion	\$2,700,000	Donald St E
5 Storey 18 Unit Apartment	\$7,510,545	Algoma St S
2 Storey Addition	\$1,571,758	Derek Burney Dr.
Victoriaville Revitalization	\$6,965,200	Multiple Addresses
6 Unit Townhouse	\$2,615,532	Weiler Blvd
Landlord Alterations	\$999,000	Fort William Rd
Hospital Addition	\$95,604,027	Oliver Rd
Total	\$278,601,241	

Ongoing Projects

Ongoing construction projects with permits issued prior to 2025

Building Type	Construction Value	Address
5 Storey 60 Unit Apartment	\$27,421,243	Gabriella Ct
6 Storey 109 Unit Apartment	\$40,000,000	Golf Links Rd
6 Storey 129 Unit Hotel	\$31,892,358	Oliver Rd
Correctional Complex	\$263,126,730	Highway 61
2 Storey 14 Unit Apartment	\$2,511,068	Archibald St S
2-3 Storey 12 Unit Apartments	\$5,614,050	Huron Ave
Art Gallery	\$28,714,263	Sleeping Giant Pkwy
58 Unit Transitional Housing	\$15,253,662	Junot Ave S
Conservatory Renovation	\$2,406,500	Dease St
5 Storey 72 Unit Apartment	\$17,300,000	Fulton Blvd
Aircraft Hangar	\$2,615,384	Derek Burney Dr
Air-supported Dome	\$4,100,000	Chapples Drive

*values for new construction are calculated based on provincial averages and may not reflect actual construction costs

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