



Image courtesy of Century Group

3 Civic Plaza is a development of a 349-unit condominium and a 21-storey, 144-room Marriott hotel, café, dining, fitness and pool facilities, conference space and amenities. The project will use a geothermal heat exchange system. A Kwantlen Polytechnic University Centre for Excellence will also be located at the site.

# BRITISH COLUMBIA MAJOR PROJECTS INVENTORY

## THIRD QUARTER 2016



**BC JOBS  
PLAN**



Ministry of  
Jobs, Tourism  
and Skills Training

# ABOUT THIS REPORT

## **British Columbia Major Projects Inventory Third Quarter 2016**

Major Projects Inventory as of September 30, 2016

Publisher: Labour Market and Information Division, Ministry of Jobs, Tourism and Skills Training and  
Minister Responsible for Labour

Major projects data collection and highlights by Rene Corcoran, Research Contractor

Report prepared by Labour Market and Information Division staff

While information sources are checked regularly, the Government of British Columbia and its contractors are not responsible for any errors or omissions in this publication.

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## About this Report

The presentation of the B.C. Major Projects Inventory (MPI) report has been redesigned to include broad construction trends and current economic activities since the first quarter of 2016 issue.

The objectives of this report are to analyze the updates to the MPI and to provide additional context on changes to economic conditions and construction activities. These snapshots of current economic activities are provided to help readers to form expectations of the construction activities into the next quarter. Note that the economic indicators are based on the most recent data available during the preparation of this report, not based on what would have been available in September 2016.

The detailed project listings are no longer included in this report since they are available in the searchable Excel database which is published on the MPI website ([www.majorprojectsinventory.com](http://www.majorprojectsinventory.com)) together with this report.

Feedback on the report redesign should be addressed to Grace Lee ([Grace.Lee@gov.bc.ca](mailto:Grace.Lee@gov.bc.ca)), Labour Market Information Office (LMIO).

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# ABOUT THE MAJOR PROJECTS INVENTORY

The B.C. Major Projects Inventory (MPI), published quarterly, provides summary information on major projects in the Province of British Columbia. The MPI includes a listing of private and public sector construction projects in B.C. with an estimated capital cost of \$15 million (Cdn.) or greater (\$20 million or greater within the Lower Mainland–Vancouver area).

Approximately two-thirds of existing projects receive an update each quarter. New projects are added to the list every quarter. Projects on hold for longer than two years are removed from the publication. Completed projects are removed from the list in the following quarter.

Information collected in the MPI includes:

Project identification	Project name, description, specific and regional location, geographic coordinates, developer, contact information, project type and project category
Project status	<ul style="list-style-type: none"><li>• Proposed, under construction, completed, or on hold</li><li>• Proposed stages</li><li>• Start and completion dates (if available)</li><li>• Update activity on project status</li><li>• Environmental assessment stage</li></ul>
Project size	Estimated capital cost (if available)
Other project characteristics	Construction type, construction subtype, public sector projects, clean energy projects and/or green (i.e. LEED) building projects, First Nations' agreements, the number of construction jobs and operating jobs.

While every effort is made to maintain a comprehensive project list that includes the most current publicly available information, it is important to note that projects are constantly added and re-evaluated by industry. Not all major projects are included in the MPI. Projects must be known to be included, and some project information is not published due to confidentiality requirements.

## Sources of MPI Information

Information sources include print and electronic media, developers, architects, general contractors, and government agencies (provincial, regional, municipal) as well as occasional site visits. Projects that are under consideration or proposed to be funded by the provincial government may be listed where there is public information about such projects. The description may indicate the status of provincial funding applications if such information is publicly available.

## Project Location

Projects are listed within the eight economic development regions: Vancouver Island/Coast, Mainland/Southwest (Vancouver area), Thompson-Okanagan, Kootenay, Cariboo, North Coast, Nechako, and Northeast. A map showing the location of the regions and main population centres is included in the regional sections of the MPI. Projects are also listed according to the nearest population centre, which could be an unincorporated centre or a local government, (e.g., a municipality).

# ABOUT THE MAJOR PROJECTS INVENTORY

## **Estimated Cost**

Cost estimates are general estimates from the information sources used and are not necessarily produced in a consistent manner. The estimated costs are revised when new information is available. All estimates are recorded in millions of dollars.

## **Start and Finish Dates**

Start and finish dates for proposed projects are based on estimates from the sources used, or in some cases, reasonable assumptions. These dates are revised as new information becomes available.

## **Project Status**

Projects are listed by status: proposed, under construction, completed, or on hold. Projects that are on hold for longer than two years are normally removed from the publication (although retained in our database). Canceled projects are noted in the project description as “canceled” and noted in a new field - Update Activity as “cancelled-removing next issue”. Canceled projects and completed projects in this quarter will be removed from the next issue of the MPI. Changes to project status are based on public information releases and/or information supplied by project proponents.

## **Sustainable Building Design**

Information on sustainable building design is identified as well as construction projects that are registered and certified under a recognized green building rating system (e.g., Leadership in Energy and Environmental Design (LEED®), Green Globes). LEED buildings provide an environmentally responsible standard for energy efficiency in the home and workplace. This designation has been added to the project description to promote awareness of the benefits of green buildings.

## **First Nations Affiliation**

Information related to First Nations’ involvement in projects is based on news releases and published project information that is publicly available. The information is consistent with the information maintained in the First Nations Economic Development Database (FNEDD; [www.fnedd.ca](http://www.fnedd.ca)).

# ABOUT THE MAJOR PROJECTS INVENTORY

New data concepts added to this issue are as follows:

## **Construction Type**

Projects are grouped by five industry-standard construction types:

- a.) commercial;
- b.) residential;
- c.) industrial;
- d.) infrastructure; and,
- e.) institutional.

## **Construction Subtype**

Projects are also grouped by construction subtypes. There are 21 construction subtypes within the five industry-standard construction types. The classifications for the construction subtypes are included in section 14 of definitions of key terms. Note that the construction subtype replaces the field of Industry Construction Classification previously used.

## **Project Category**

Projects Category listed the seven industrial categories:

- a.) manufacturing;
- b.) mining, oil and gas extraction;
- c.) other services;
- d.) public services;
- e.) residential or commercial;
- f.) transportation and warehousing; and,
- g.) utilities (including sewage treatment)

## **Environmental Assessment Stage**

The stages of environmental assessment for each project undergoing review under the *B.C. Environmental Assessment Act* are added to this issue.

## **Latitude and Longitude**

Fields Latitude and longitude in the format of Degrees minutes seconds (DMS) are now added.

## **Telephone**

Contact number of the project developer or representative.

## **Update Activity**

Readers can search for and select projects based on the following five criteria:

- a.) new proposed projects;
- b.) construction started this quarter;
- c.) cancelled-removing next issue;
- d.) project added-under construction; and,
- e.) completed this quarter-removing next issue.

# B.C. MAJOR PROJECTS HIGHLIGHTS – Q3 2016

## 1. B.C. Major Projects Highlights – Q3 2016

This issue of the B.C. Major Projects Inventory lists 36 new proposed projects over \$15 million (M) for the third quarter of 2016, with available capital cost estimates totalling approximately \$1.2 billion (B) in potential new capital investment, if all the projects proceed. In comparison, the total cost for new potential projects in the second quarter of 2016 was \$716 M.

Twenty-five major projects started construction in the third quarter, with an estimated value of \$1 B. Among the larger projects started are the \$150 M Lower Lynn Interchange Improvement Project in North Vancouver and the \$90 M Bremner/Trio Hydro Project near Harrison Hot Springs. In the second quarter of 2016 construction starts totalled \$1.2 B.

Twenty-six projects completed construction in the third quarter, with an estimated capital cost of \$2.2 B compared to \$948 M in the second quarter. The largest project is the \$372 M Marine Gateway Mixed Use Development in Vancouver, followed by the \$225 M Supportive Housing Project in Vancouver.

All capital costs in this report are estimates and therefore subject to change. This is particularly applicable in the early stages of a project proposal. Some capital costs are not included because they were not available at press time or the developer or owner requested that no capital cost be shown.

The capital cost of all major projects currently under construction in B.C. is estimated at approximately \$76.6 B, down slightly from the \$77.8 B reported in the second quarter of 2016. Many major project proposals listed are in very preliminary stages and are not approved for construction, therefore capital cost estimates should be viewed with caution. The available capital cost of proposed projects is estimated at \$325.4 B, down from \$326.1 B in the previous quarter. Approximately \$33.5 B of projects are judged to be 'on hold' for the time being, up from \$34.2 B in the previous quarter.

**Figure 1 B.C. MPI Highlights**

<b>920</b>	Number of total major projects
<b>\$437.6 B</b>	Value of all projects
<b>467</b>	Number of total proposed projects
<b>\$325.4 B</b>	Value of proposed projects
<b>341</b>	Number of projects under construction
<b>\$76.6 B</b>	Value of projects under construction
<b>26</b>	Number of projects completed
<b>\$2.2 B</b>	Value of projects completed
<b>36</b>	Number of new proposed projects in Q3 2016
<b>\$1.2 B</b>	Value of newly proposed projects



# B.C. MAJOR PROJECTS INVENTORY – Q3 2016

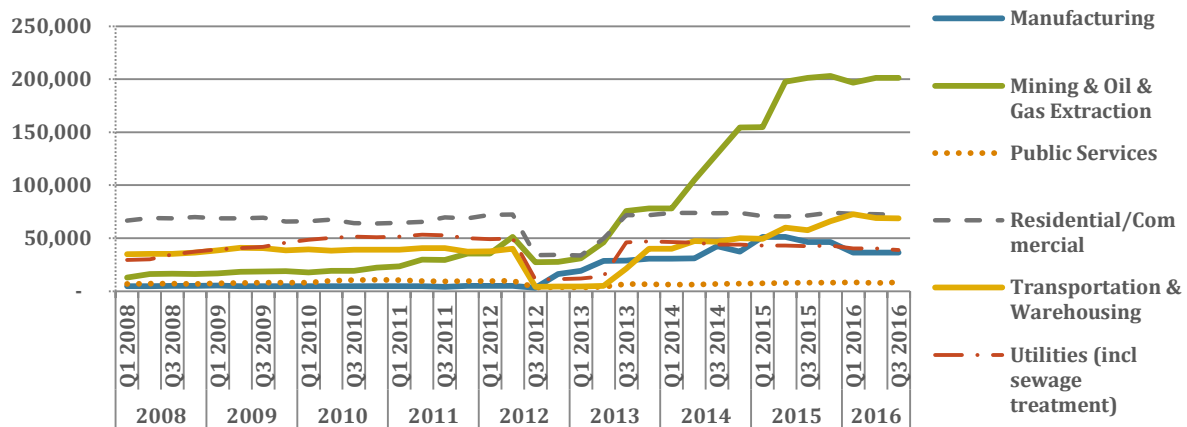
## 2. B.C. Major Projects Inventory– Q3 2016

By Project Category, Construction Type or Subtype

Exhibit 2.1 Estimated Cost Trends in B.C. Major Projects, by Project Category (\$ M)

Project Category	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Change from the previous quarter	Change from the previous year
Mining, Oil & Gas Extraction	201,430	203,236	196,810	201,272	<b>201,342</b>	0.0%	0.0%
Residential/Commercial	71,458	74,234	72,824	72,683	<b>72,074</b>	-0.8%	0.9%
Transportation & Warehousing	57,525	66,014	72,767	69,088	<b>68,755</b>	-0.5%	19.5%
Manufacturing	46,491	46,521	36,454	36,454	<b>36,425</b>	-0.1%	-21.7%
Utilities	42,473	43,014	40,212	40,251	<b>38,946</b>	-3.2%	-8.3%
Public Services	7,966	8,039	8,301	7,753	<b>8,341</b>	7.6%	4.7%
Other Services	11,428	11,442	11,687	11,752	<b>11,763</b>	0.1%	2.9%
Other	10,918	-	-	-	-	-	-
<b>Total</b>	<b>449,689</b>	<b>452,500</b>	<b>439,055</b>	<b>439,253</b>	<b>437,646</b>	<b>-0.4%</b>	<b>-2.7%</b>

Source: MPI, Q3 2016



Source: MPI, Q3 2016

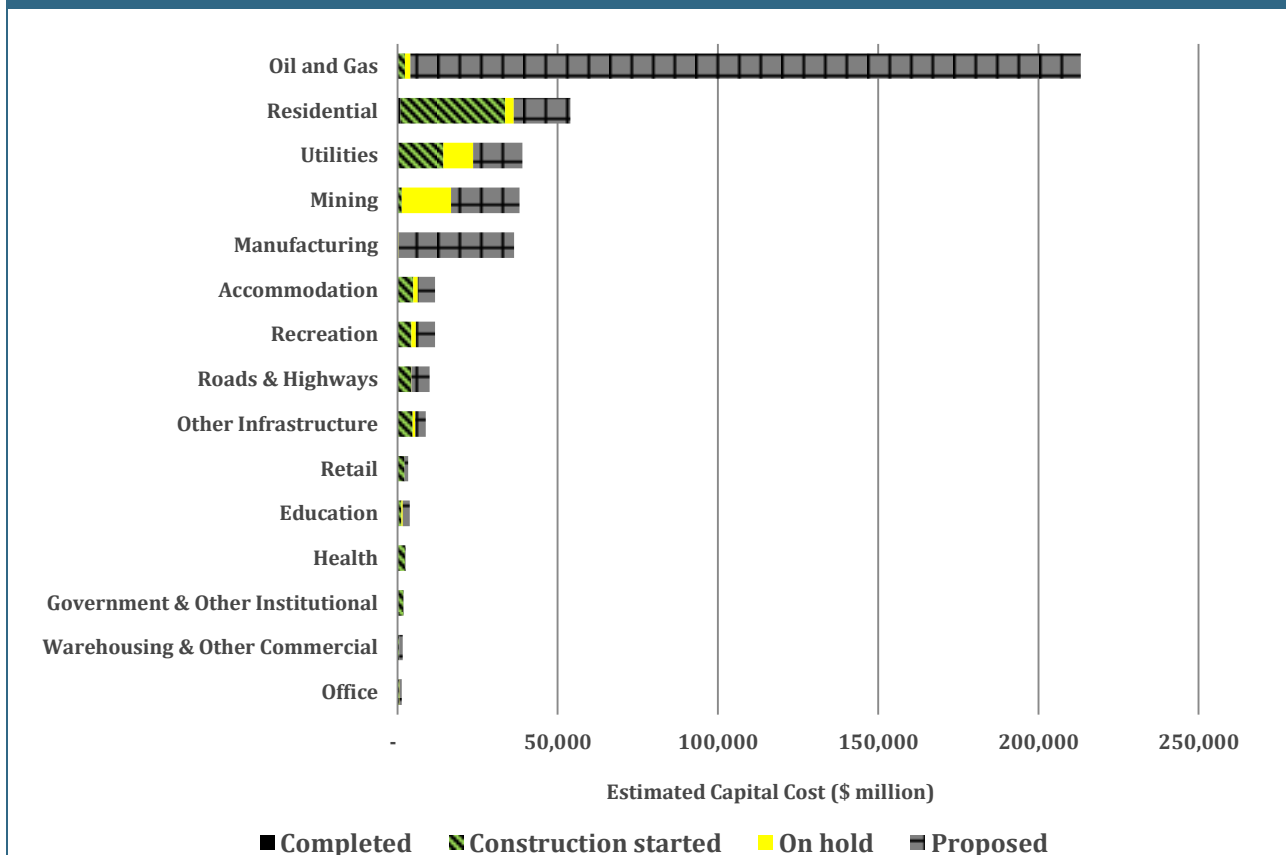
The total capital cost of major projects in B.C. decreased slightly in the third quarter of 2016 (Q3), totalling \$437.6 B, representing a 2.7 percent decline over the third quarter of 2015. The total capital cost is the combined value of projects identified as proposed, construction started, completed and on hold.

The largest year-over-year increase occurred in transportation and warehousing (+20%), primarily as a result of newly included proposed projects: Multimodal Station Amenities (\$92 M), Rapid Transit Stations (\$86 M), and Millennium Line Extension (Broadway) Early Works (\$76 M). Mining, Oil and Gas Extraction projects continued to rise and set a new record high value in Q3 2016.



# B.C. MAJOR PROJECTS INVENTORY – Q3 2016

Exhibit 2.2 Major Projects Status in B.C., by Construction Subtype (\$ M)



Source: MPI, Q3 2016

Note: See Appendix 4 for the data underlying this chart.

- Proposed Oil and Gas projects represent 48 percent of the total costs for all projects in the B.C. MPI. Approximately three quarters of capital costs for the proposed Oil and Gas projects are in the North Coast region.
- Residential projects are concentrated in the Mainland/Southwest regions (56%), Vancouver Island (23%), and Thompson-Okanagan (21%).
- North Coast region had the highest share in total costs in Mining projects (52%), followed by the Nechako region (16%) and the Northeast region (10%).
- Utility projects continue to be significant in the Northeast region, largely led by the Site C Dam (\$8.3 B) project. There are three utilities construction projects started in Q3 2016 - Moose Lake Wind Project (\$45 M), BMT Load Capacity Increase (\$20 M), and Bremner/Trio Hydro Project (\$90 M).
- Large proportion Roads & Highways construction started is in the regions of Mainland/Southwest and Vancouver Island/Coast.
- Of the \$1.2 B cost of new projects added in the Q3 2016, 44 percent consists of Roads & Highway, 25 percent for Education, 14 percent for primary residential and the rest are allocated in Utilities, Oil & Gas, and Office.
- This Q3 2016 Major Project Inventory issue covers major projects information from July to September 2016, the impact of the Woodfibre LNG and federal decisions on the pipeline infrastructure projects (announced on November 29) will be reflected in the next issue based on proponents announcements.

# B.C. MAJOR PROJECTS INVENTORY – Q3 2016

**Exhibit 2.3 Estimated Cost of Regional Major Projects, by Construction Type and Subtype (\$ M)**

Construction Type & Subtype	Vancouver Island/ Coast	Mainland/ Southwest	Thompson -Okanagan	Kootenay	Cariboo	North Coast	Nechako	Northeast	Total
<b>Residential Subtotal:</b>	<b>11,235</b>	<b>27,533</b>	<b>10,364</b>	<b>80</b>	<b>-</b>	<b>-</b>	<b>100</b>	<b>-</b>	<b>49,312</b>
Primarily residential	8,235	18,081	8,914	80	0	0	100	0	35,410
Mixed use	3,000	9,452	1,450	-	-	-	-	-	13,902
<b>Commercial Subtotal:</b>	<b>2,572</b>	<b>19,435</b>	<b>5,584</b>	<b>4,902</b>	<b>1,426</b>	<b>30</b>	<b>-</b>	<b>540</b>	<b>34,489</b>
Mixed use	362	4,310	-	-	-	-	-	-	4,672
Accommodation	346	4,820	3,299	2,302	980	-	-	-	11,747
Recreation	141	6,668	2,235	2,600	64	-	-	-	11,708
Retail	883	1,950	35	-	-	-	-	500	3,368
Office	300	1,037	15	-	-	-	-	-	1,352
Warehousing	-	60	-	-	-	-	-	-	60
Other Commercial	540	590	0	0	382	30	0	40	1,582
<b>Industrial Subtotal:</b>	<b>32,388</b>	<b>2,803</b>	<b>1,864</b>	<b>3,226</b>	<b>7,768</b>	<b>212,193</b>	<b>5,958</b>	<b>21,477</b>	<b>287,677</b>
Mining	328	160	1,834	3,016	3,183	19,683	5,958	3,877	38,039
Oil & Gas	32,000	2,593	-	-	4,570	160,450	-	13,600	213,213
Manufacturing - Wood Products	60	-	30	-	-	60	-	-	150
Manufacturing - Petrochemical	-	-	-	-	-	32,000	-	4,000	36,000
Other Manufacturing	-	50	-	210	15	-	-	-	275
<b>Institutional &amp; Government Subtotal:</b>	<b>3,745</b>	<b>3,328</b>	<b>1,219</b>	<b>19</b>	<b>-</b>	<b>68</b>	<b>-</b>	<b>58</b>	<b>8,437</b>
Education	1,661	2,035	89	19	-	18	-	58	3,880
Health	606	1,096	833	-	-	50	-	-	2,585
Government buildings	1,458	197	262	-	-	-	-	-	1,917
Other Institutional & Government	20	-	35	-	-	-	-	-	55
<b>Infrastructure Subtotal:</b>	<b>10,732</b>	<b>19,350</b>	<b>3,360</b>	<b>887</b>	<b>1,549</b>	<b>6,299</b>	<b>786</b>	<b>14,768</b>	<b>57,731</b>
Utilities	8,773	6,054	1,904	887	1,070	4,917	741	14,600	38,946
Roads & Highways	292	7,648	1,306	-	479	57	45	168	9,995
Other Transportation	1,650	5,648	150	-	-	1,325	-	-	8,773
Other Infrastructure	17	-	-	-	-	-	-	-	17
<b>Total</b>	<b>60,672</b>	<b>72,449</b>	<b>22,391</b>	<b>9,114</b>	<b>10,743</b>	<b>218,590</b>	<b>6,844</b>	<b>36,843</b>	<b>437,646</b>

Source: MPI, Q3 2016

# B.C. MAJOR PROJECTS INVENTORY – Q3 2016

## By Project Status

**Exhibit 2.4 Estimated Cost Trends in B.C. Major Projects, by Project Status (\$ M)**

Status	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Change from the previous quarter	Change from the previous year
<b>Proposed</b>	338,035	341,636	329,319	326,103	<b>325,366</b>	-0.2%	-3.7%
<b>Construction started</b>	79,570	75,422	77,440	77,964	<b>76,609</b>	-1.7%	-3.7%
<b>Completed</b>	616	3,975	1,094	948	<b>2,188</b>	130.8%	255.2%
<b>On hold</b>	31,468	31,467	31,202	34,238	<b>33,483</b>	-2.2%	6.4%
<b>Total</b>	449,689	452,500	439,055	439,253	<b>437,646</b>	-0.4%	-2.7%

Source: MPI, Q3 2016

The value of completed projects rose 131 percent to \$2.2 B in the Q3 2016 from the previous quarter and 255 percent over Q3 2015. Notable projects completed are Marine Gateway Mixed Use Development (\$372 M), Supportive Housing (\$225 M) and Okanagan Correctional Centre (\$193 M).

**Exhibit 2.5 Summary of B.C. Major Projects (by Project Status)**

	Estimated Capital Cost (\$M)	Percentage of Total	Number of Projects	Average Project Value (\$ M)	Average Years in Inventory
<b>Proposed</b>	<b>325,366</b>	<b>74%</b>	<b>467</b>	<b>803</b>	<b>4.7</b>
Preliminary/Feasibility	80,127	18%	101	1,098	4.0
Consultation/Approvals	203,905	47%	251	898	5.3
Permitting	8,738	2%	23	437	2.2
Tender/Preconstruction	4,732	1%	44	110	3.7
Stage Unknown	27,864	6%	48	663	4.8
<b>On Hold</b>	<b>33,483</b>	<b>8%</b>	<b>86</b>	<b>408</b>	<b>9.5</b>
<b>Construction Started</b>	<b>76,609</b>	<b>18%</b>	<b>341</b>	<b>230</b>	<b>6.2</b>
<b>Completed</b>	<b>2,188</b>	<b>0.5%</b>	<b>26</b>	<b>84</b>	<b>5.5</b>
<b>Total</b>	<b>437,646</b>	<b>100%</b>	<b>920</b>	<b>517</b>	<b>5.7</b>

Source: MPI, Q3 2016

Note: Average project value is the average of those projects for which there is a cost estimate. An average year in inventory is the average time span between the projects as recorded in the MPI and the updated date (September 30, 2016).

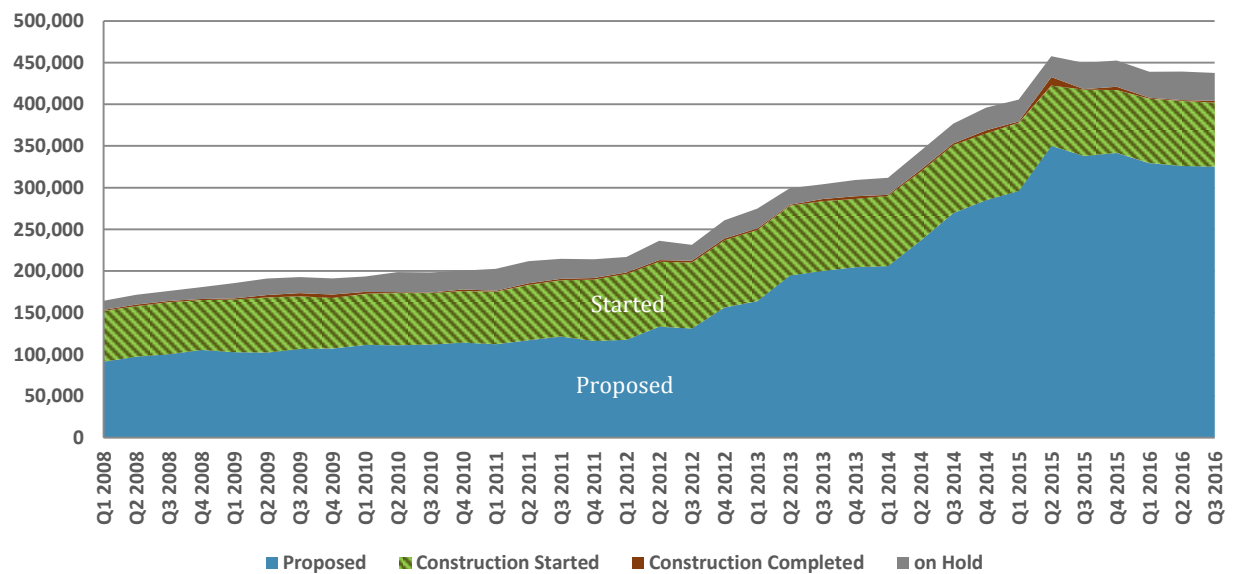
# B.C. MAJOR PROJECTS INVENTORY – Q3 2016

**Exhibit 2.6 Estimated Cost of Regional Major Projects, by Project Status (\$ M)**

Development Region	Proposed	Construction started	Completed	On Hold	Total	Total change from the previous quarter	Total change from the previous year
Vancouver Island/Coast	45,970	11,878	218	2,606	60,672	-0.9%	-2.1%
Mainland/Southwest	34,882	33,144	1482	2,941	72,449	-0.2%	2.0%
Thompson-Okanagan	4,586	14,436	337	3,032	22,391	-1.8%	-6.6%
Kootenay	2,331	3,623		3,160	9,114	0.0%	-4.6%
Cariboo	8,879	481	40	1,343	10,743	0.7%	-7.8%
North Coast	202,802	1,201		14,587	218,590	-0.1%	-4.1%
Nechako	4,261	436		2,147	6,844	0.0%	4.3%
Northeast	21,655	11,410	111	3,667	36,843	-1.0%	-0.6%
<b>Total</b>	<b>325,366</b>	<b>76,609</b>	<b>2,188</b>	<b>33,483</b>	<b>437,646</b>	<b>-0.4%</b>	<b>-2.7%</b>

Source: MPI, Q3 2016

**Exhibit 2.7 Estimated Cost Trends in B.C. Major Projects (\$ M)**



Source: MPI, Q3 2016

# BRITISH COLUMBIA'S ECONOMY

## 3. British Columbia's Economy

**Exhibit 3.1 Economic Activity**

	2015f	2016f	2017f	2018f	2019f
<b>Real GDP</b>	+2.4 %	+2.4 %	+2.3 %	+2.3 %	+2.3 %

Source: B.C. Budget and Fiscal Plan 2016/17 – 2018/19

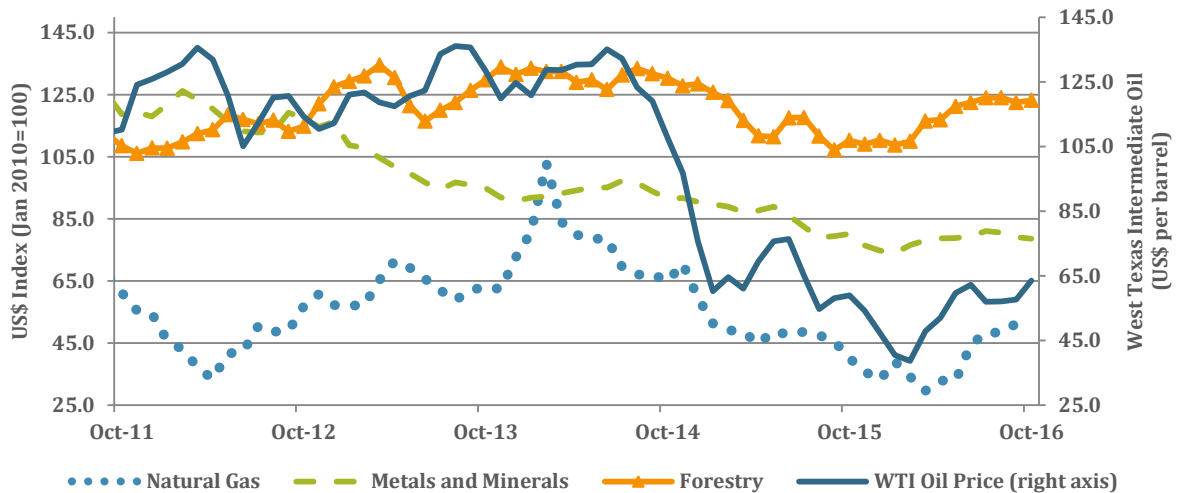
	Most Recent Period	Amount	Change from previous month	Change from previous year	Data Type
<b>Retail trade (\$ M)</b>	Sep-16	6,308	+0.9%	+5.7%	seasonally adjusted
<b>Manufacturing Sales (\$ M)</b>	Sep-16	3,933	+0.6%	+7.8%	seasonally adjusted
<b>Residential - building permits (\$ M)</b>	Sep-16	996	-13.3%	-6.5%	seasonally adjusted
<b>Residential - housing starts (units)</b>	Oct-16	27,593	-43.1%	-23.2%	seasonally adjusted at annual rates
<b>Non-Residential building permits (\$ M)</b>	Sep-16	328	-16.9%	-28.6%	seasonally adjusted
<b>Exports - all merchandise (\$ M)</b>	Sep-16	3,285	+0.4%	-7.2%	seasonally adjusted
<b>Prices</b>					
<b>B.C. Consumer price index (2002=100)</b>	Oct-16	123.1	-0.1%	+2.1%	
<b>Exchange rate</b>	Oct-16	US \$0.76	-1.1%	-1.3%	
<b>Conventional mortgage - 5 year</b>	Oct-16	4.64%	0 p.p.	0 p.p.	
<b>Labour Market</b>					
<b>Employment</b>	Nov-16	2,391,100	-0.4%	+2.1%	seasonally adjusted
<b>Unemployment rate</b>	Nov-16	6.1%	-0.1 p.p.	-0.1 p.p.	seasonally adjusted
<b>Participation rate</b>	Nov-16	64.5%	-0.3 p.p.	+0.4 p.p.	seasonally adjusted
<b>Labour income (\$ M)</b>	Sept-16	10,823	+0.6%	+4.8%	seasonally adjusted
<b>Average weekly earnings</b>	Sept-16	921.43	+0.15%	+1.04%	seasonally adjusted

Source: Statistics Canada & Bank of Canada

Note: p.p is percentage point, used here to show the difference between two percentage rates.

# BRITISH COLUMBIA'S ECONOMY

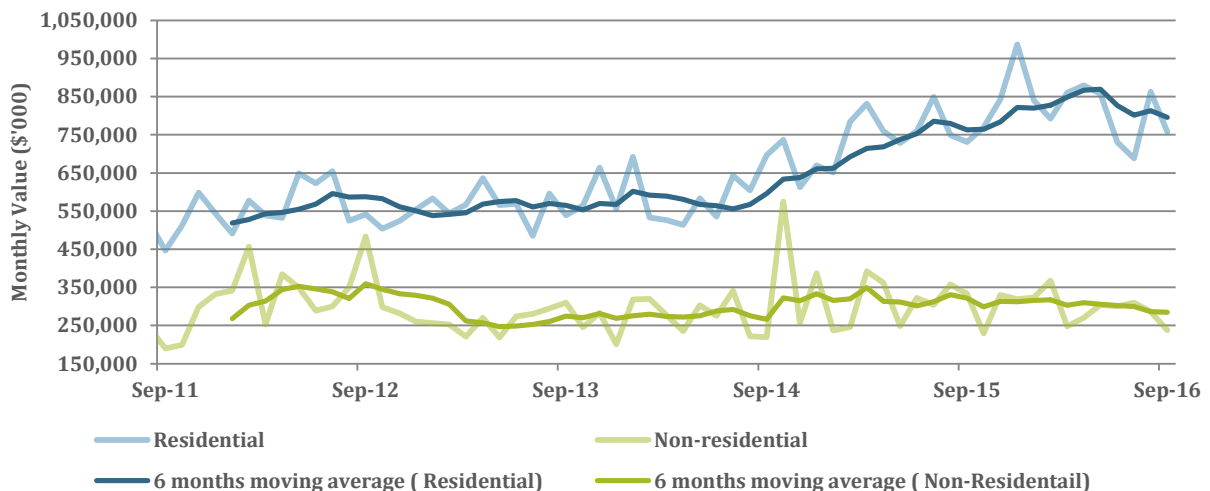
Exhibit 3.2 Key Commodity Prices



Source: Natural Gas (Henry Hub) from U.S. Energy Information Administration, others from Bank of Canada

Key commodity prices stabilized after a modest recuperation early this year. Forestry prices increased 0.5 percent in October but have essentially plateaued since June. The Henry Hub Natural Gas price paused in October with a 0.4 percent decline, after constant increases since the beginning of 2016. Metals and minerals prices dropped 0.6 percent during October and -1.9 percent below year-ago levels.

Exhibit 3.3 Value of Building Permits

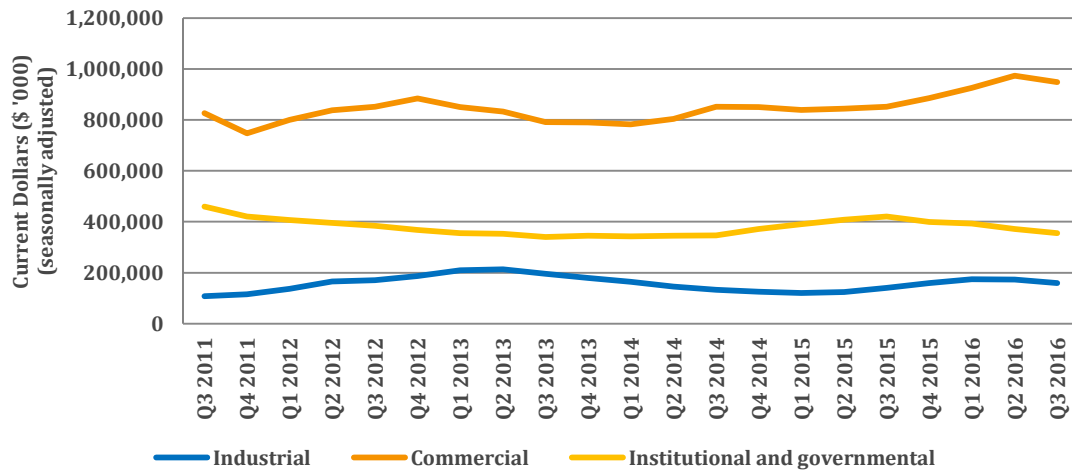


Source: Statistics Canada

Building permits provide a view of possible future construction activity. Residential building permits peaked in January 2016 and declined shortly after, but are still at historically high levels. Non-residential building permits in total are flat.

# BRITISH COLUMBIA'S ECONOMY

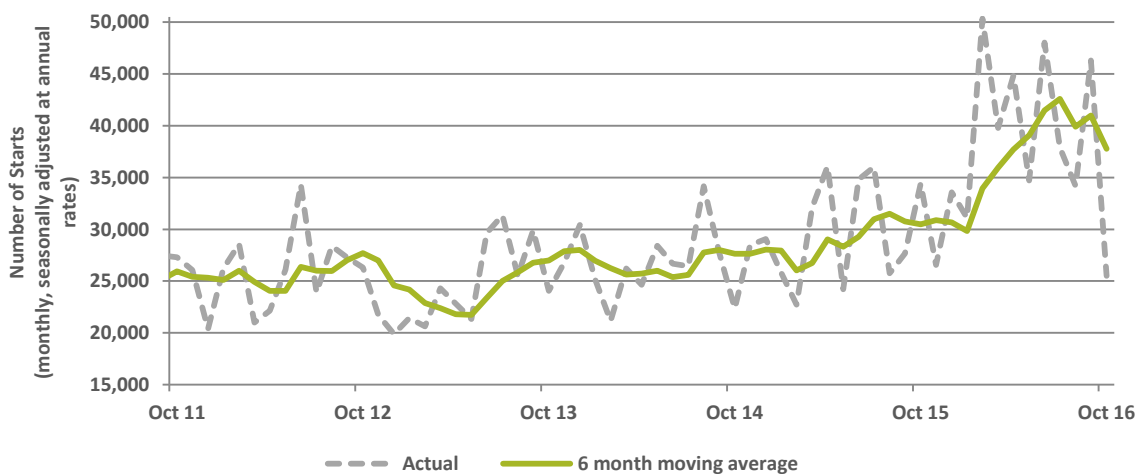
**Exhibit 3.4 Investment in Non-Residential Building Construction**



Source: BC Stats

Investment in non-residential buildings totalled at \$1.46 B – a 3.6% decline during the third quarter of 2016 and 3.7% above last year's level. Stronger investments in commercial construction counteracting weakness in industrial construction.

**Exhibit 3.5 B.C. Housing Starts**



Source: Canada Mortgage and Housing Corporation (CMHC)

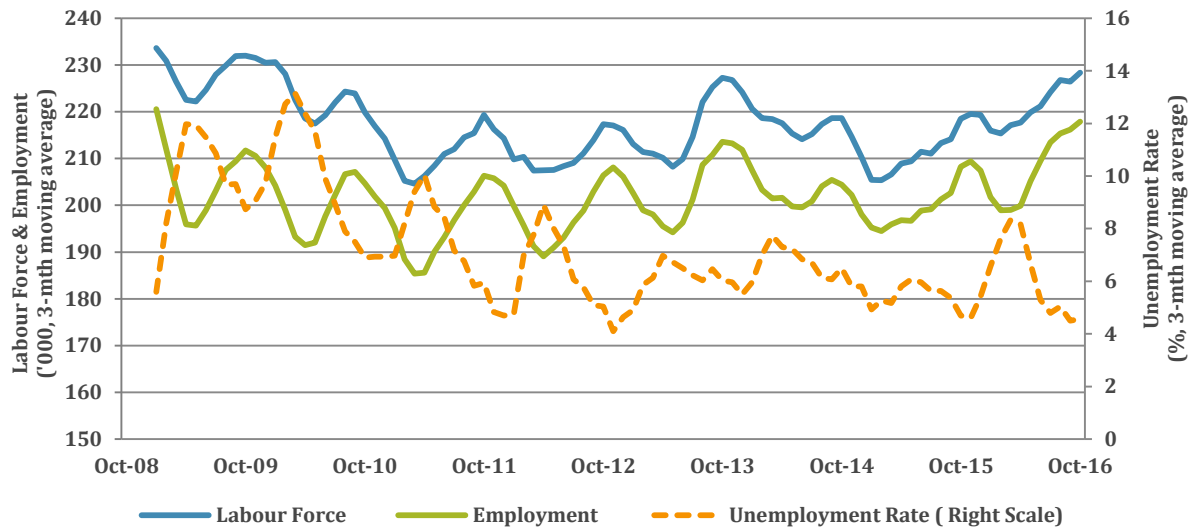
Note: All housing starts are the sum of the major centres with populations in excess of 10,000.

The downtrend in building permits seen earlier in the year translates now into less housing starts. The six month moving average dropped 7.9 percent during October to 37,772 units – still above year-ago levels.



# BRITISH COLUMBIA'S ECONOMY

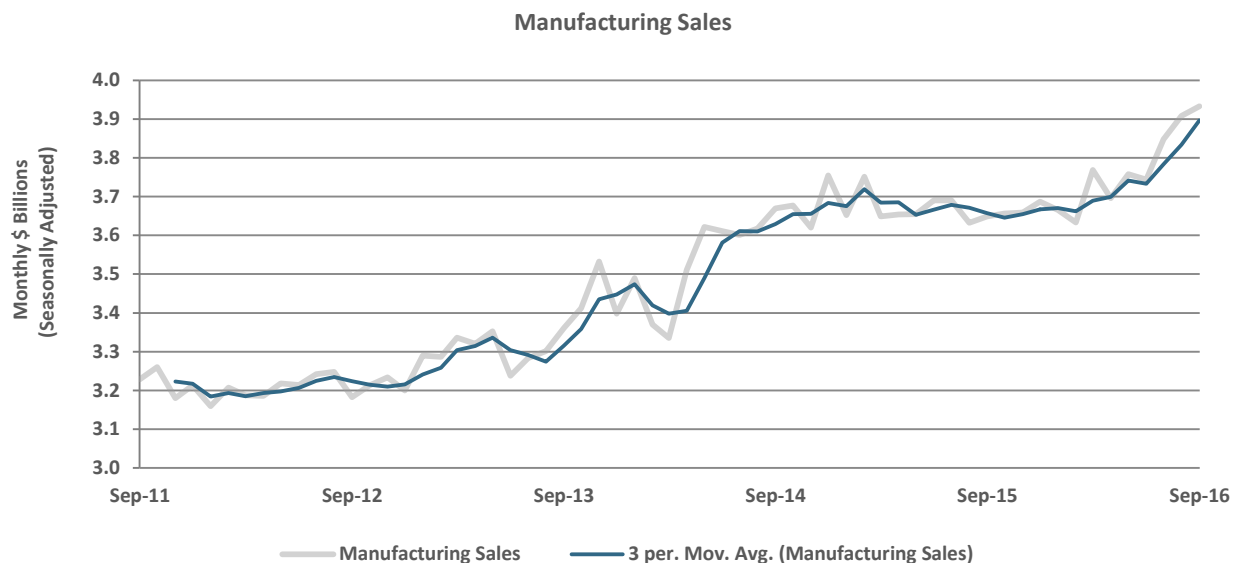
**Exhibit 3.6 B.C. Construction Industry Employment**



Source: Statistics Canada; North American Industry Classification System (NAICS 23), not seasonally adjusted

Despite the recent declines in housing starts and residential building permits, demand for labour in the construction sector remains at high levels. Labour force and employment increased 0.8% during October. As a result, the unemployment rate fell 0.1 percent point during the past year, down to 4.6 percent for the industry.

**Exhibit 3.7 Manufacturing Sales**



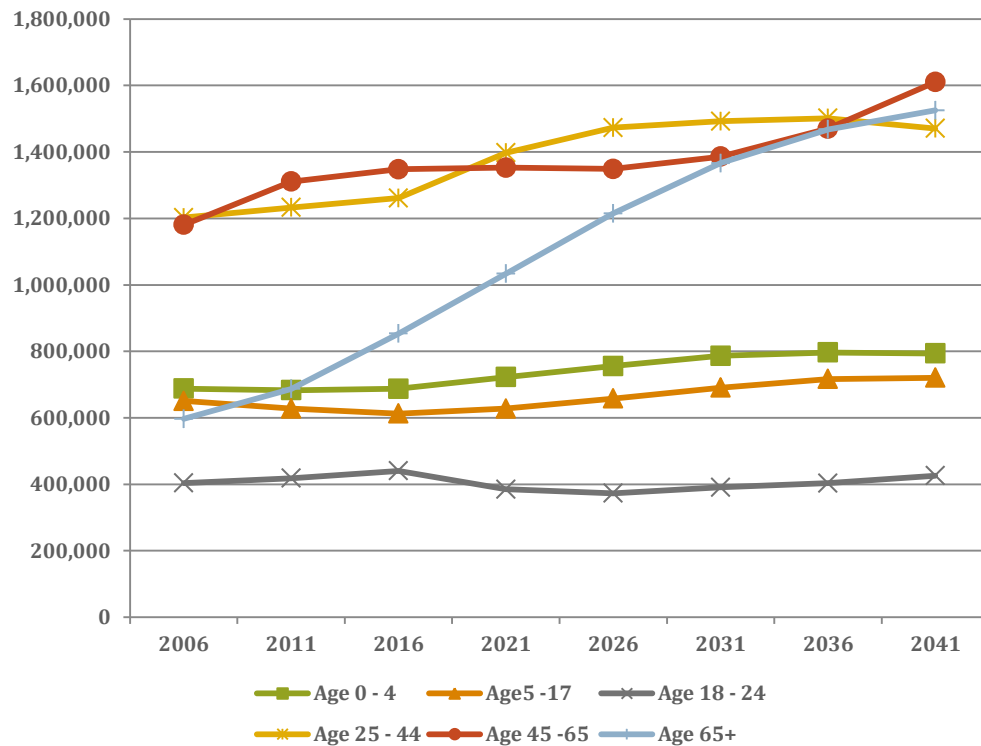
Source: Statistic Canada

Manufacturing sales continue to grow but at a slower pace compared to previous months. Sales grew 0.6 percent in September reaching a new record of \$3.9B. B.C.'s 7.8% year-over-year growth is outpacing the rest of Canada's performance.

# B.C. DEMOGRAPHICS

## 4. B.C. Demographics

Exhibit 4.1 Population by Age Group



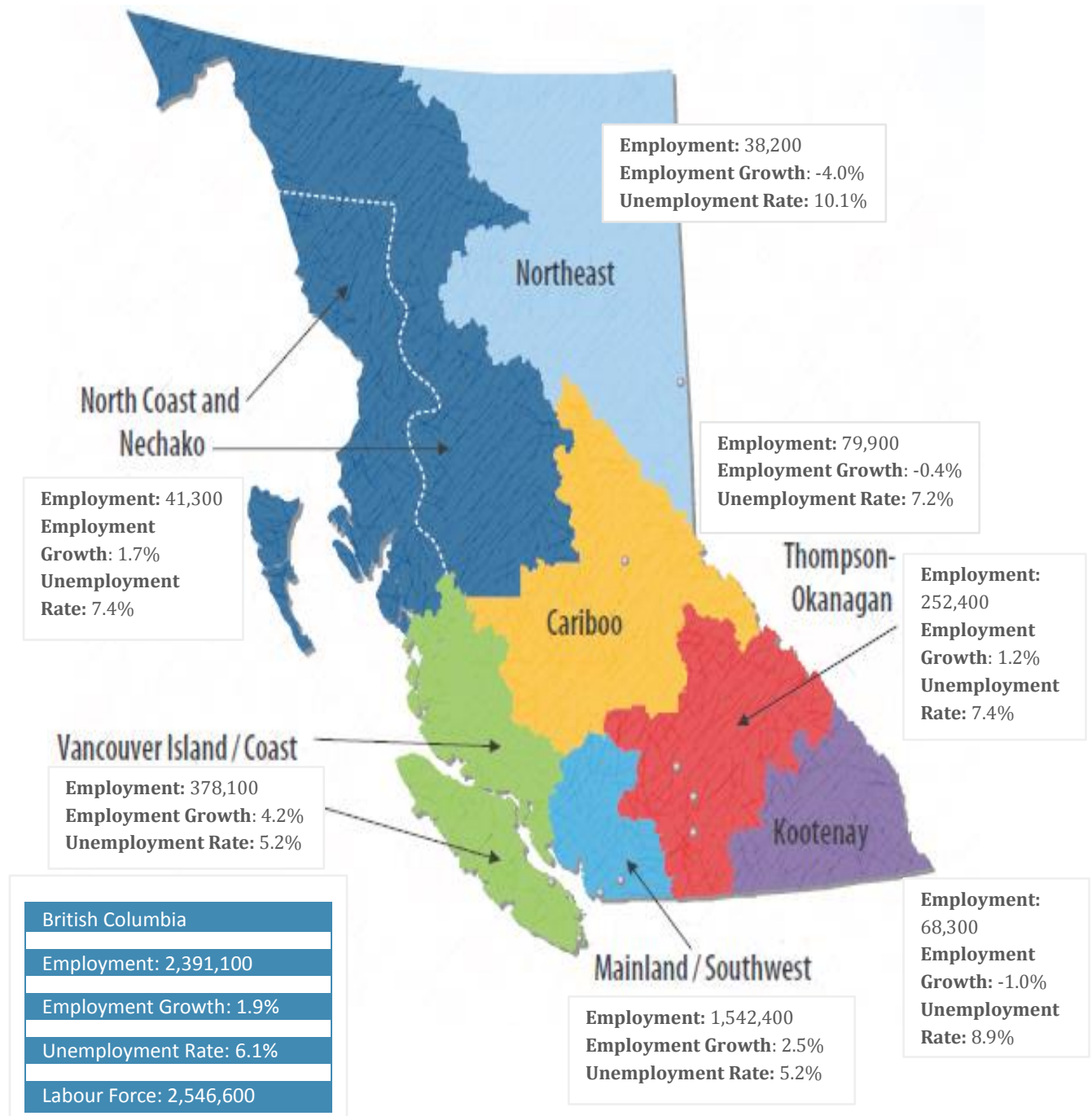
Source: BC Stats

B.C.'s population is estimated at 4.7 million as of July 2016. It is expected to grow at a compound annual average rate of 1.5 percent between 2016 and 2021.

# REGIONAL SUMMARIES

## 5. Regional Summaries

Regional Labour Market Statistics – November 2016



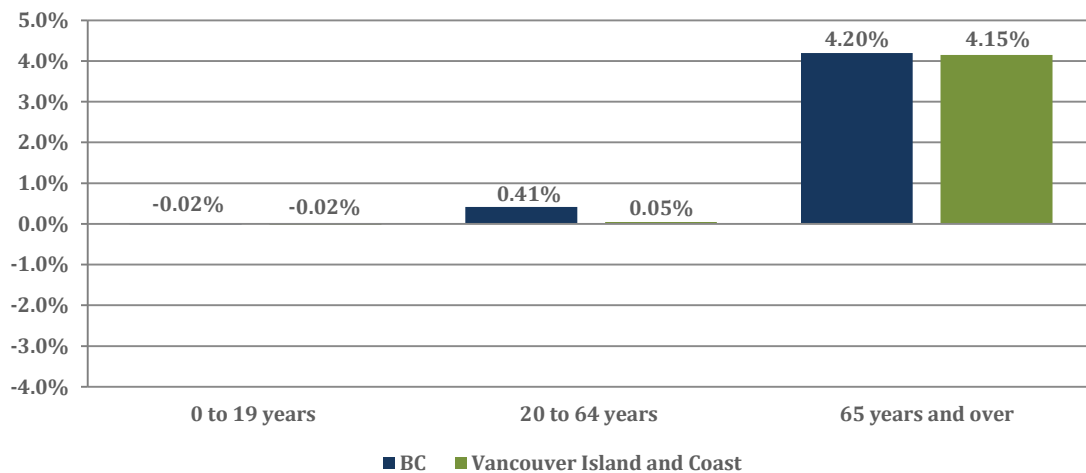
Note: Employment growth is over the previous 12 months. Data for B.C. at the provincial level are seasonally adjusted. Data for the regions are not seasonally adjusted and are 3-month moving averages. This means that the data at the provincial level are not directly comparable to the regional data, but the data for each region are directly comparable with the other regions. Source: BC Stats

# VANCOUVER ISLAND/COAST REGION

## 6. Vancouver Island/Coast Region

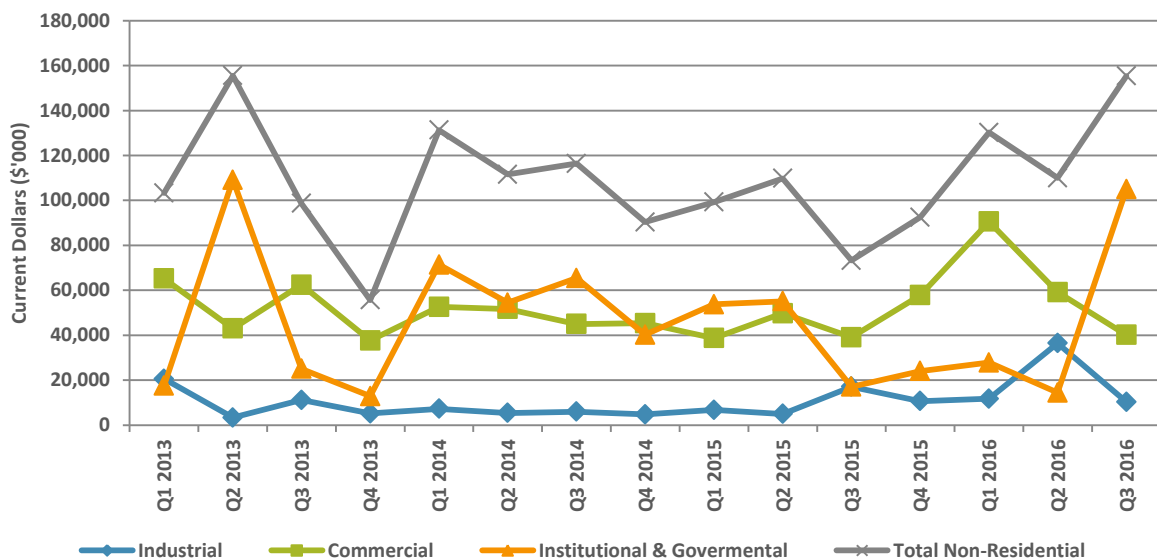
### Key Economic Indicators

Exhibit 6.1 Population Growth 2014 - 2015



Source: BC Stats

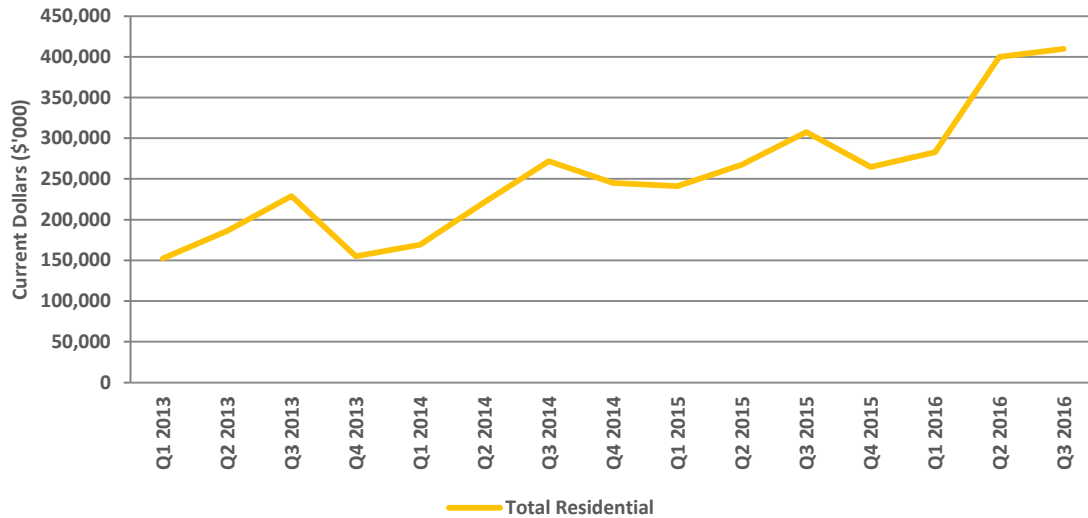
Exhibit 6.2 Value of Non-Residential Building Permits



Source: BC Stats

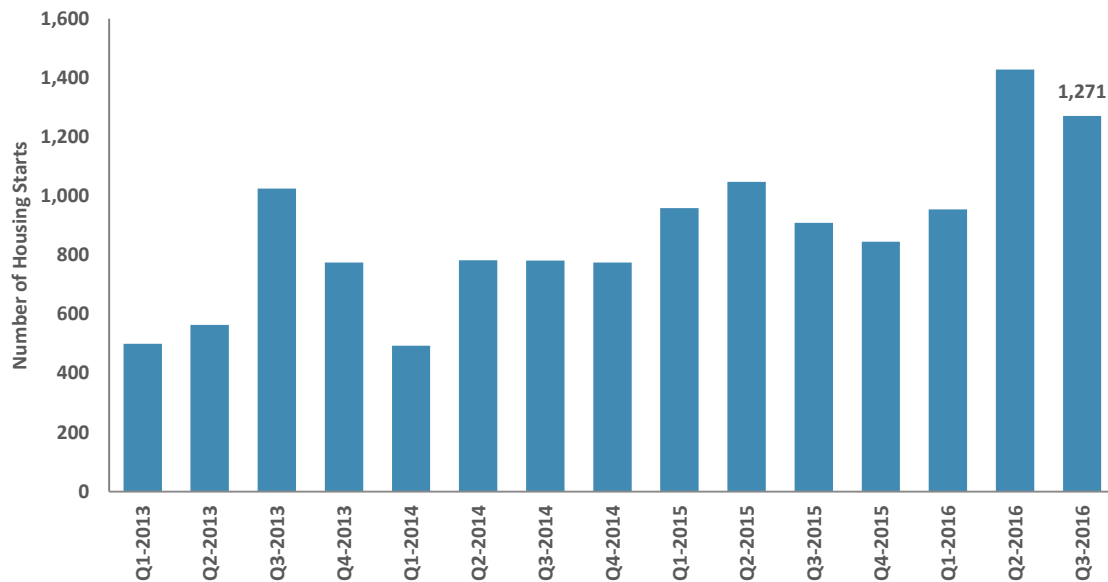
# VANCOUVER ISLAND/COAST REGION

**Exhibit 6.3 Value of Residential Building Permits**



Source: BC Stats

**Exhibit 6.4 Housing Starts**

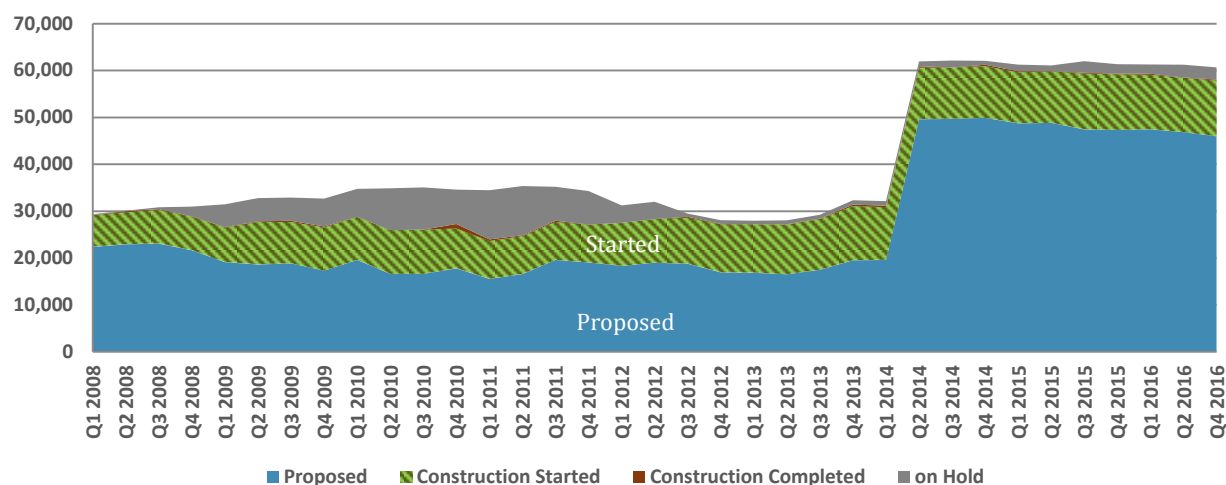


Source: CMHC

# VANCOUVER ISLAND/COAST REGION

## Trends in Major Projects

**Exhibit 6.5 Estimated Cost Trends in Major Projects (\$ M)**  
**Vancouver Island/Coast Region**



Source: MPI, Q3 2016

- In Q3 2016, the Vancouver Island/Coast region has a total of 144 major projects with a combined value of \$61 B, representing a 1 percent drop over the previous quarter and a 2 percent drop compared to one year earlier.
- There are 6 newly proposed projects added to the MPI this quarter. These are West Shore Sewage Treatment Plant (\$58 M), Environmental Science Building (\$22 M), Esquimalt Village Project (\$20 M), Townley Lodge Redevelopment (\$18 M), Metchosin Business Park (\$15 M), and Nigel Valley Supportive Housing Development.
- Four major projects completed in this quarter: the Jimmie Creek Hydroelectric Project (\$120 M), Supportive Housing (\$37 M), Wilson's Walk Affordable Housing (\$36 M), and Wellington Secondary School (\$25 M).
- Four major projects began construction in this quarter with total capital costs of \$219 M. Westshore Parkway Extension is expected to be completed in Summer 2017, followed by McKenzie Interchange in Fall 2018, Harris Green Apartment Building in Early 2018, and the Summit at Quadra Village in Spring 2019.

**Exhibit 6.6 Estimated Cost Trends in Major Projects, by Project Status (\$M)**  
**Vancouver Island/Coast Region**

Status	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Change from the previous quarter	Change from the previous year
Proposed	47,430	47,353	47,453	46,851	45,970	-1.9%	-3.1%
Construction started	11,912	11,854	11,628	11,605	11,878	2.4%	-0.3%
Completed	170	125	228	61	218	257.4%	28.2%
On hold	2,481	2,016	1,981	2,731	2,606	-4.6%	5.0%
Total	61,993	61,348	61,290	61,248	60,672	-0.9%	-2.1%

Source: MPI, Q3 2016

# VANCOUVER ISLAND/COAST REGION

**Exhibit 6.7 Summary of Major Projects (by Project Status)**  
**Vancouver Island/Coast Region**

	Estimated Capital Cost (\$M)	Percentage of Total	Number of Projects	Average Project Value (\$M)	Average Years in Inventory
<b>Proposed</b>	<b>45,970</b>	<b>76%</b>	<b>73</b>	<b>718.3</b>	<b>5.6</b>
Preliminary/Feasibility	32,024	70%	19	2,287.4	3.9
Consultation/Approvals	12,126	26%	35	378.9	7.3
Permitting	171	0%	4	42.8	0.8
Tender/Preconstruction	1,357	3%	8	169.6	4.6
Stage Unknown	292	1%	7	48.7	5.8
<b>On Hold</b>	<b>2,606</b>	<b>4%</b>	<b>15</b>	<b>173.7</b>	<b>9.8</b>
Construction Started	11,878	20%	52	232.9	7.4
Completed	218	0.4%	4	54.5	6.8
<b>Total</b>	<b>60,672</b>	<b>100%</b>	<b>144</b>	<b>452.8</b>	<b>6.7</b>

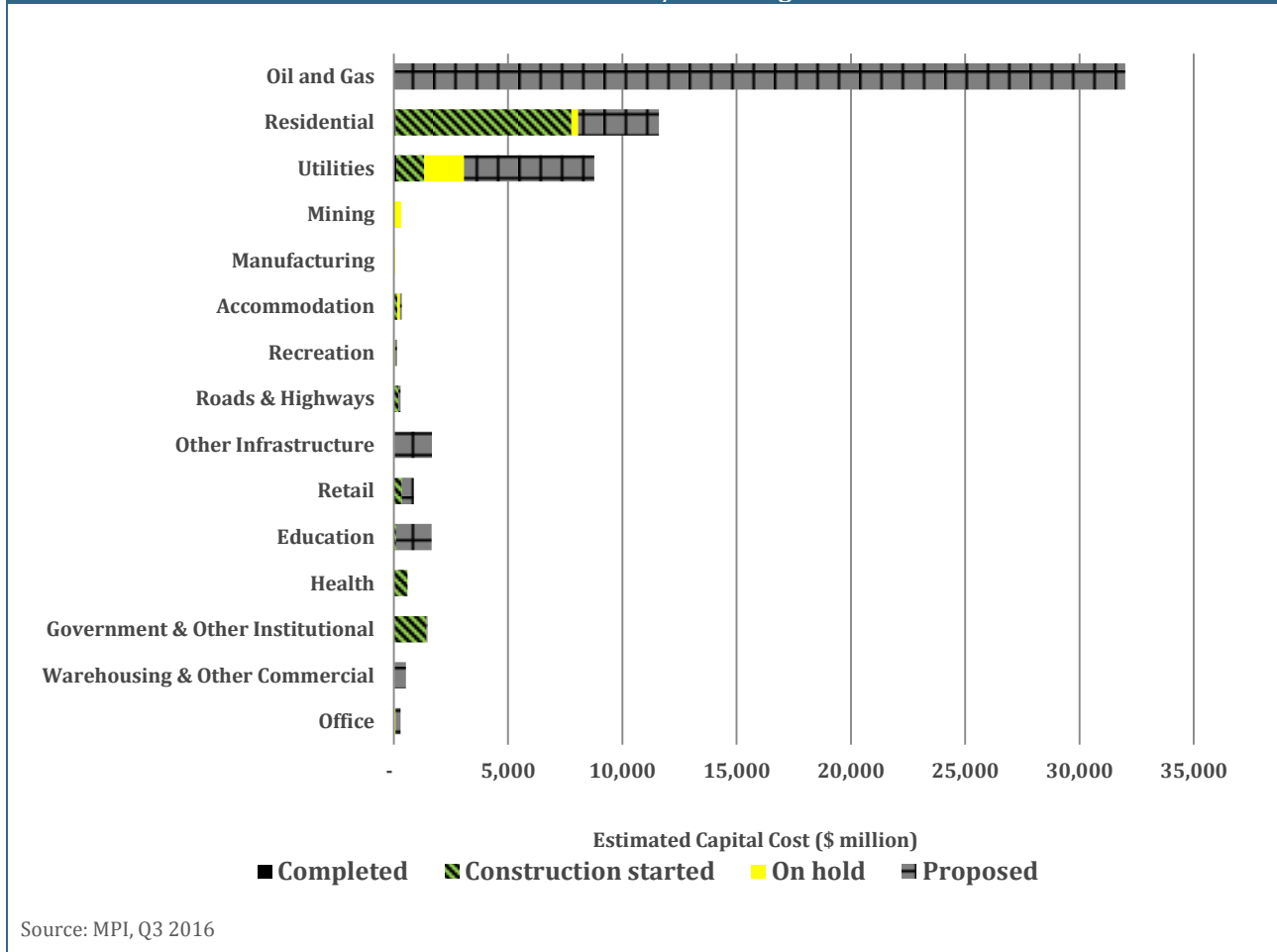
Source: MPI, Q3 2016

Notes: Average project value is the average of those projects for which there is a cost estimate. Average number of years in inventory is the average time span between the entry of the projects in the MPI and the updated date (September 30, 2016).



# VANCOUVER ISLAND/COAST REGION

**Exhibit 6.8 Major Projects Status, by Construction Subtype  
Vancouver Island/Coast Region**

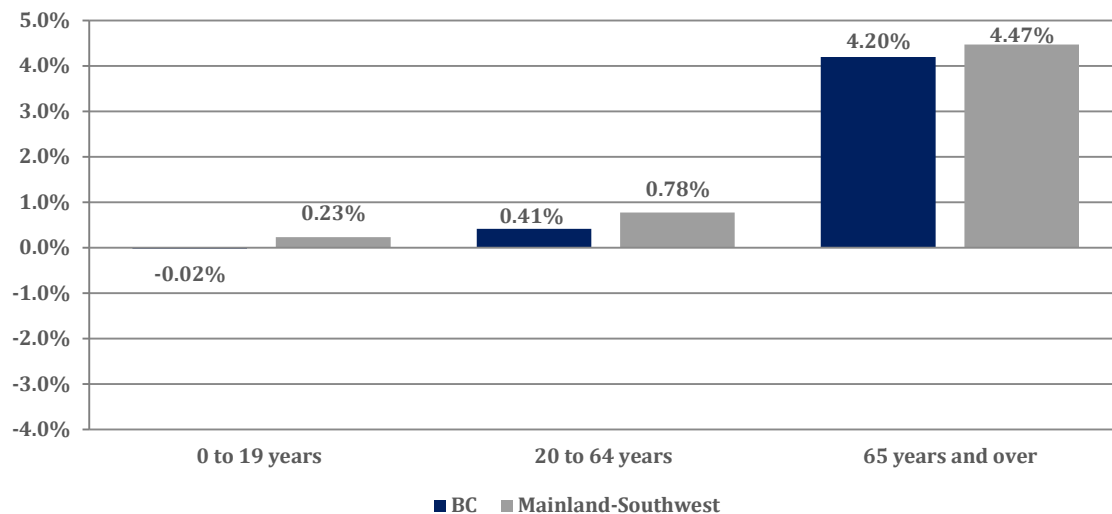


# MAINLAND/SOUTHWEST REGION

## 7. Mainland/Southwest Region

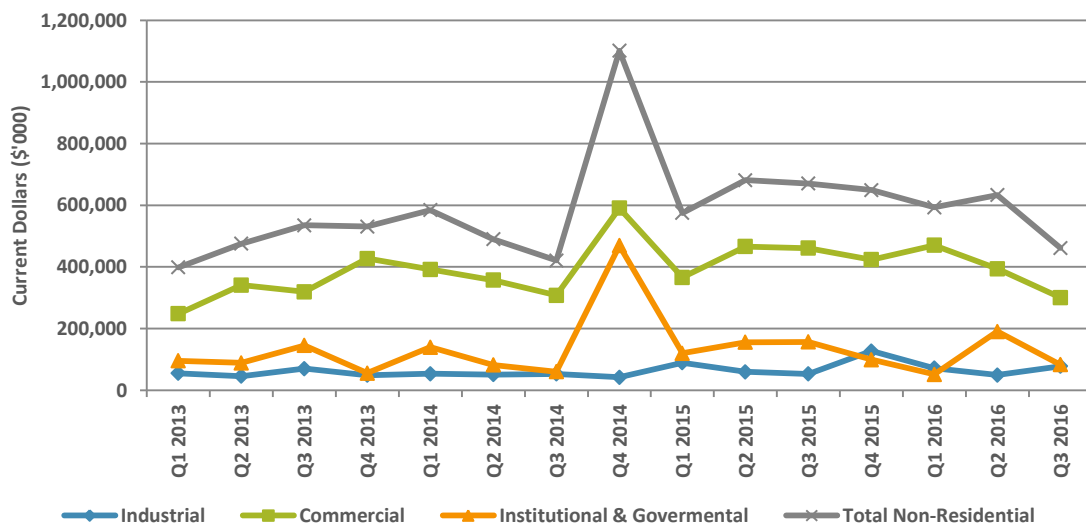
### Key Economic Indicators

Exhibit 7.1 Population Growth 2014 - 2015



Source: BC Stats

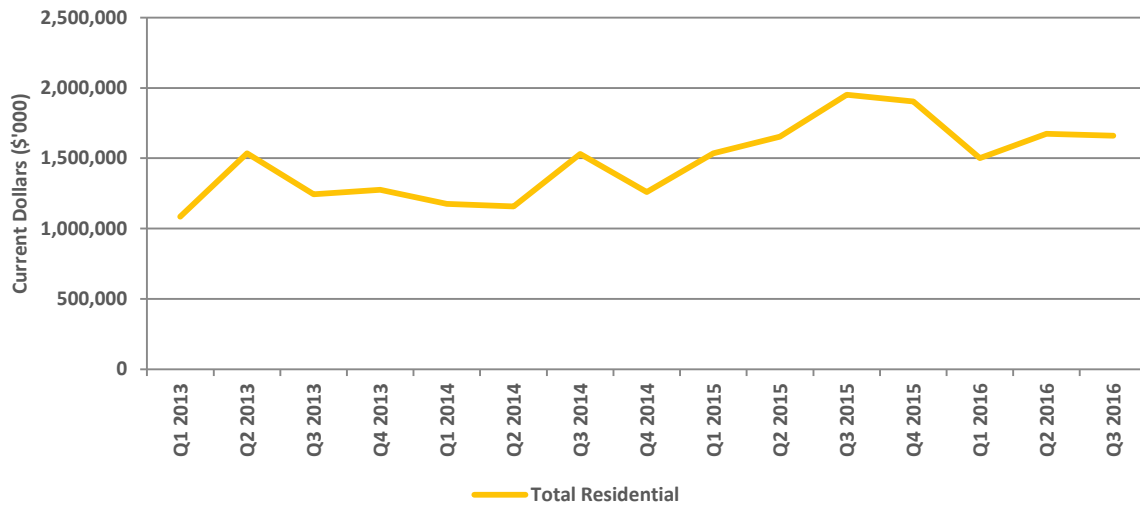
Exhibit 7.2 Value of Non-Residential Building Permits



Source: BC Stats

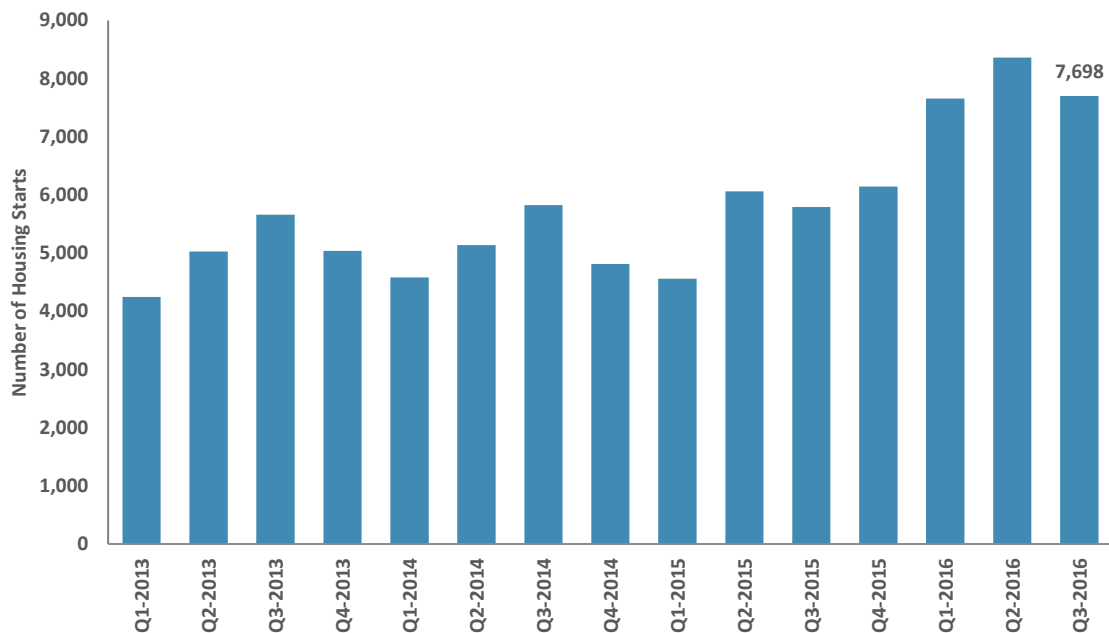
# MAINLAND/SOUTHWEST REGION

**Exhibit 7.3 Value of Residential Building Permits**



Source: BC Stats

**Exhibit 7.4 Housing Starts**



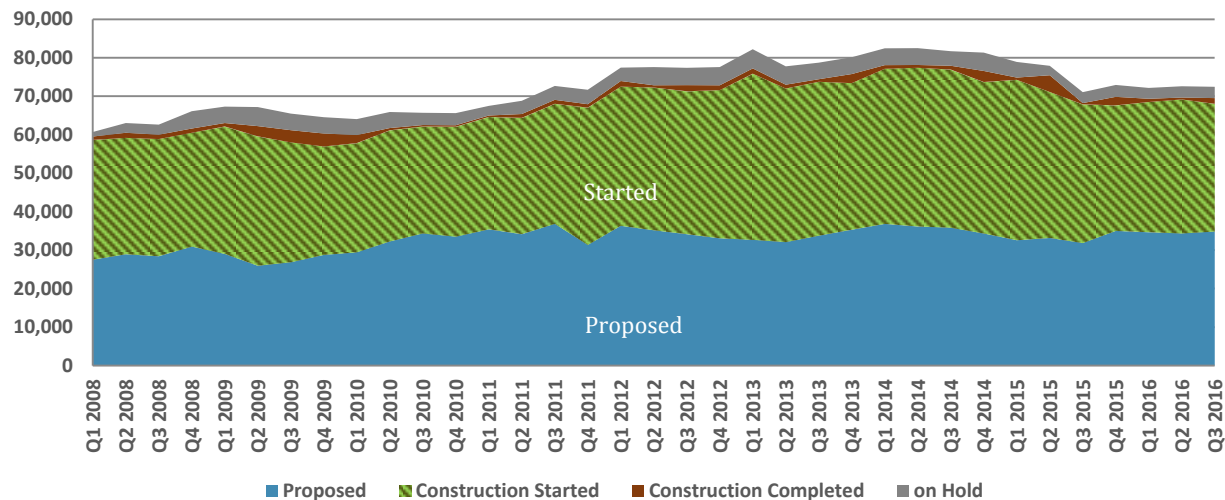
Source: CMHC

Note: The housing starts are the sum of the major centres Abbotsford-Mission, Chilliwack, Squamish, and Vancouver.

# MAINLAND/SOUTHWEST REGION

## Trends in Major Projects

**Exhibit 7.5 Estimated Cost Trends in Major Projects (\$M)**  
Mainland/Southwest Region



Source: MPI, Q3 2016

- In Q3 2016, the Mainland/Southwest region has a total of 465 major projects with a combined value of \$72.5 B, representing a 0.2 percent drop over the previous quarter and a 2 percent jump compared to one year earlier.
- There are 26 newly proposed projects added to the MPI this quarter. The top three largest capital costs projects are Multimodal Station Amenities (\$92 M), Rapid Transit Stations (\$86 M), and Millennium Line Extension (Broadway) Early Works (\$76 M). See more new projects in Appendix 1.
- 16 major projects completed in this quarter such as Marine Gateway Mixed Use Development (\$372 M), Supportive Housing (\$225 M), Ponderosa Housing Hub (\$166 M), and 3 Civic Plaza (\$150 M). See more completed projects in Appendix 3.
- 12 major projects began construction in this quarter with total capital costs of \$542 M. Pattullo Bridge Repairs is expected to be completed in late 2016, followed by Brock Commons Student Residence in September 2017, Banting Middle School Replacement in December 2017 and Chan Gunn Pavillion in Late 2017. See more in Appendix 2.

**Exhibit 7.6 Estimated Cost Trends in Major Projects, by Project Status (\$ M)**  
Mainland/Southwest Region

Status	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Change from the previous quarter	Change from the previous year
Proposed	31,877	35,007	34,639	34,376	34,882	1.5%	9.4%
Construction started	36,004	32,618	33,849	34,785	33,144	-4.7%	-7.9%
Completed	333	2,209	846	497	1,482	198.2%	345.0%
On hold	2,842	3,095	2,823	2,931	2,941	0.3%	3.5%
Total	71,056	72,929	72,157	72,589	72,449	-0.2%	2.0%

Source: MPI, Q3 2016

# MAINLAND/SOUTHWEST REGION

**Exhibit 7.7 Summary of Major Projects (by Project Status)**  
**Mainland/Southwest Region**

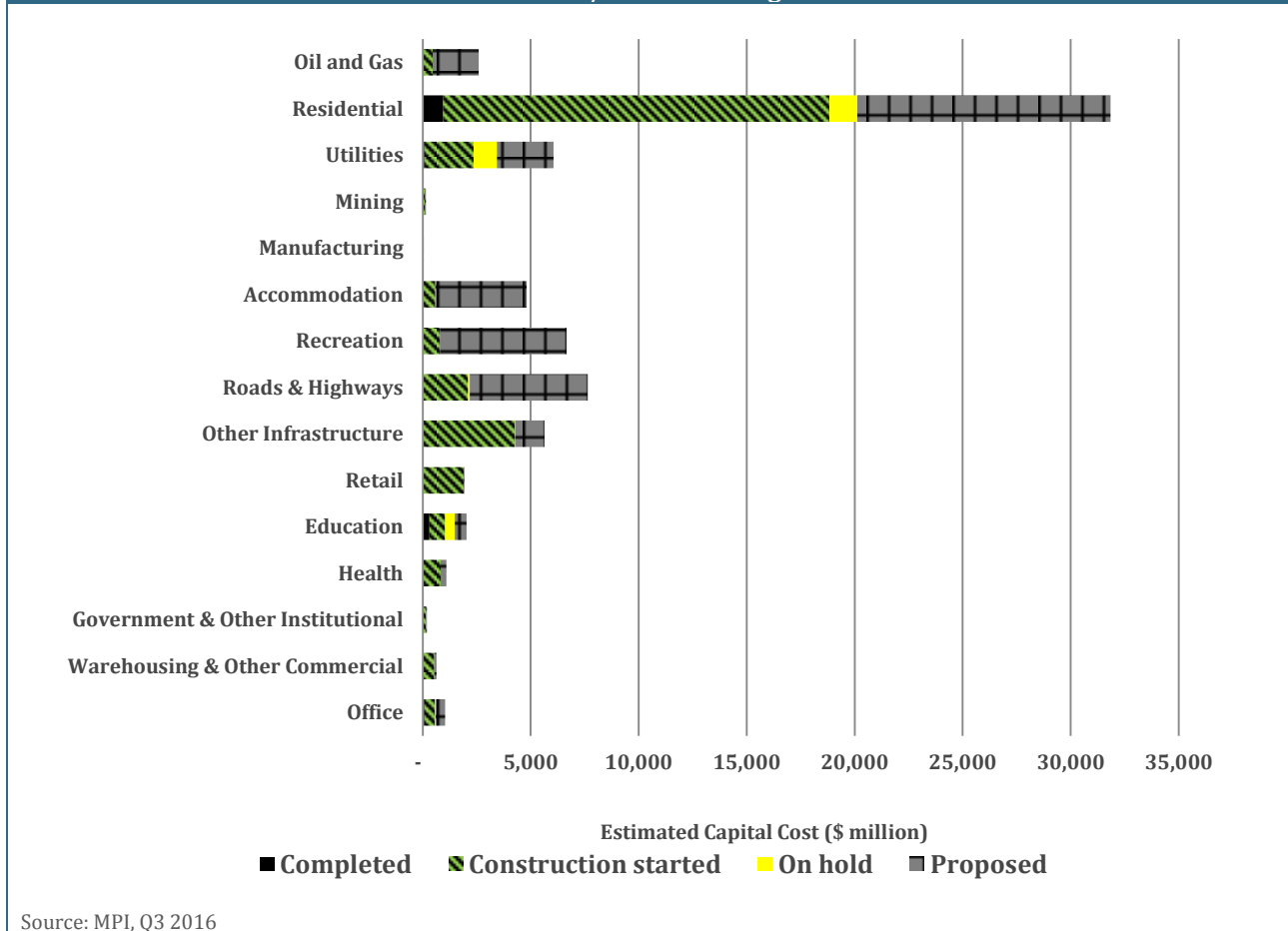
	Estimated Capital Cost (\$M)	Percentage of Total	Number of Projects	Average Project Value (\$M)	Average Years in Inventory
<b>Proposed</b>	<b>34,882</b>	<b>48%</b>	<b>240</b>	<b>166.1</b>	<b>3.8</b>
Preliminary/Feasibility	9,655	28%	48	275.9	4.0
Consultation/Approvals	19,191	55%	118	179.4	3.9
Permitting	1,847	5%	15	153.9	2.4
Tender/Preconstruction	1,896	5%	30	65.4	2.9
Stage Unknown	2,293	7%	29	84.9	4.4
<b>On Hold</b>	<b>2,941</b>	<b>4%</b>	<b>20</b>	<b>154.8</b>	<b>8.6</b>
Construction Started	33,144	46%	189	180.1	5.3
Completed	1,482	2%	16	92.6	5.6
<b>Total</b>	<b>72,449</b>	<b>100%</b>	<b>465</b>	<b>168.9</b>	<b>4.7</b>

Source: MPI, Q3 2016

Notes: Average project value is the average of those projects for which there is a cost estimate. Average number of years in inventory is the average time span between the entry of the projects in the MPI and the updated date (September 30, 2016).

# MAINLAND/SOUTHWEST REGION

**Exhibit 7.8 Major Projects Status, by Construction Subtype  
Mainland/Southwest Region**

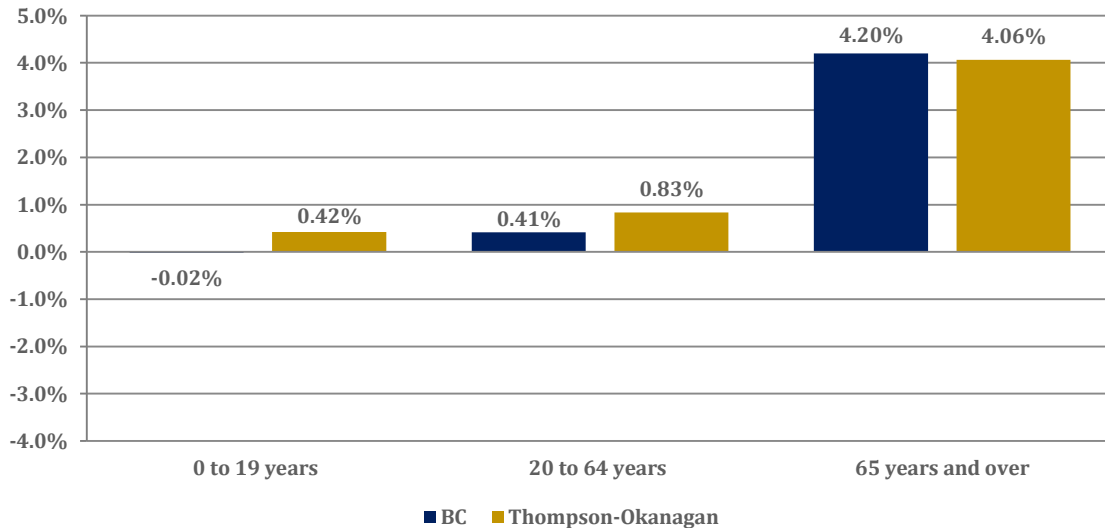


# THOMPSON - OKANAGAN REGION

## 8. Thompson - Okanagan Region

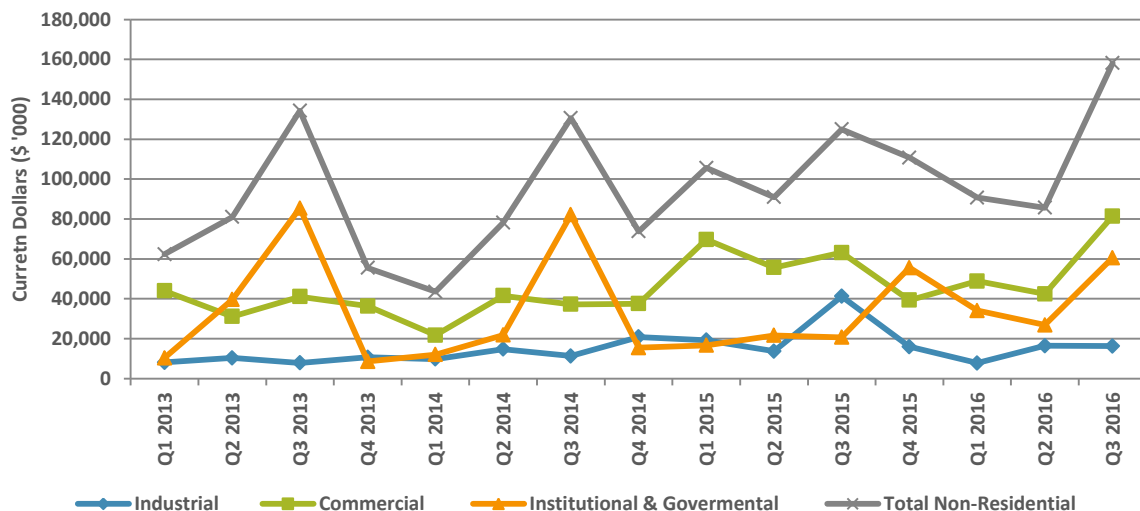
### Key Economic Indicators

Exhibit 8.1 Population Growth 2014 - 2015



Source: BC Stats

Exhibit 8.2 Value of Non-Residential Building Permits

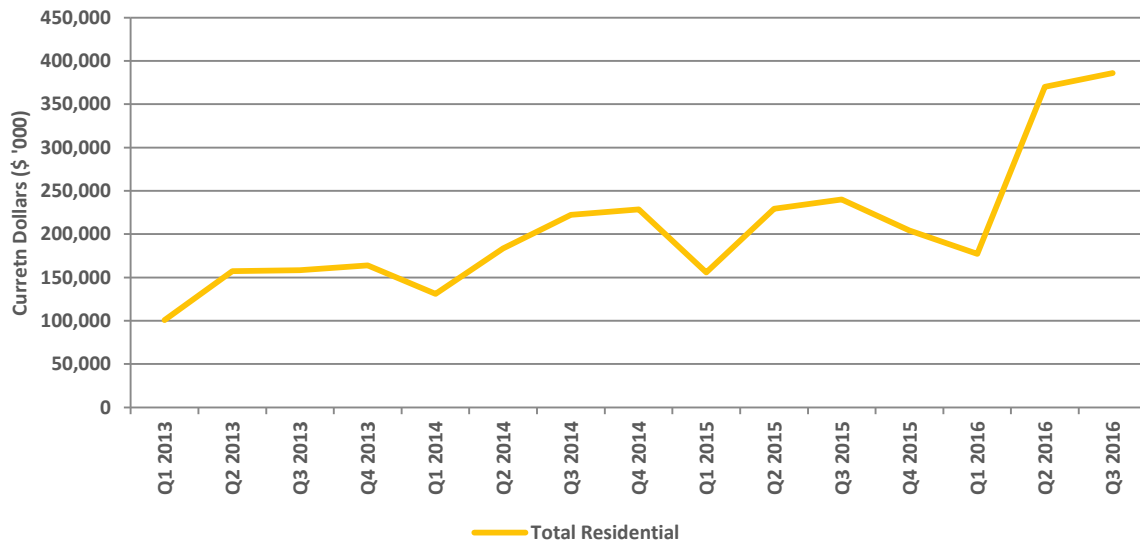


Source: BC Stats



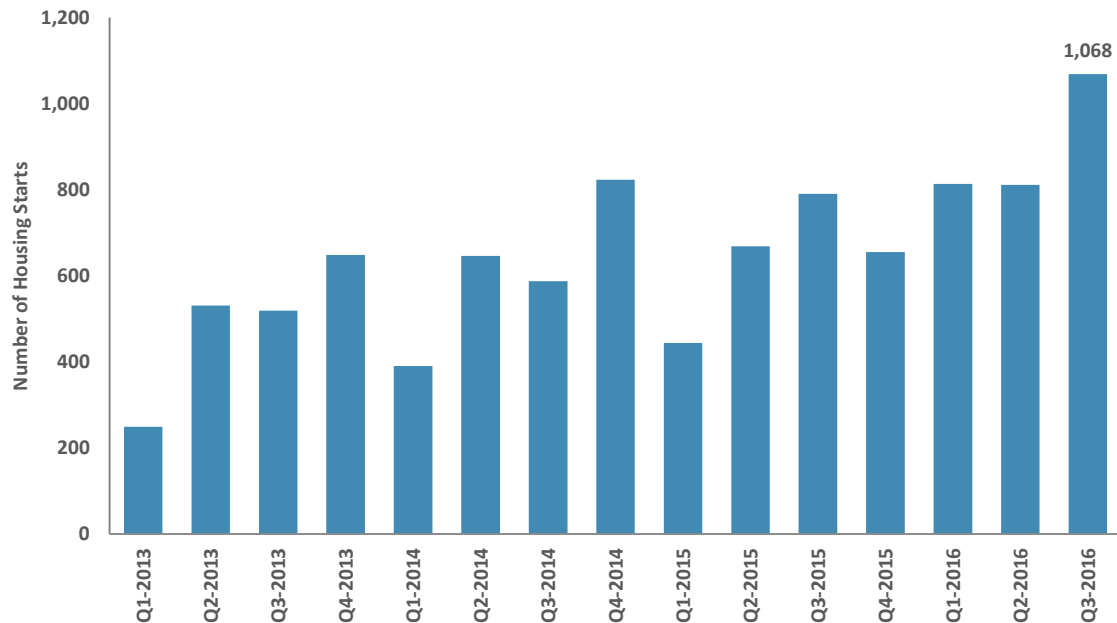
# THOMPSON - OKANAGAN REGION

Exhibit 8.3 Value of Residential Building Permits



Source: BC Stats

Exhibit 8.4 Housing Starts



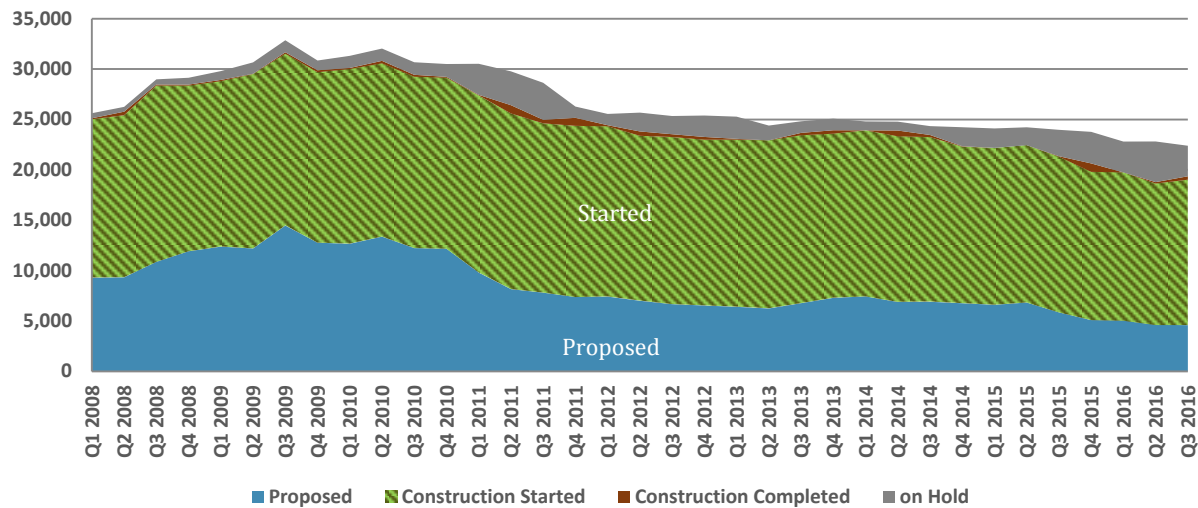
Source: CMHC

Note: The housing starts are the sum of the major centres Cranbrook, Kamloops, Kelowna, Penticton, Salmon Arm, Summerland, and Vernon.

# THOMPSON - OKANAGAN REGION

## Trends in Major Projects

**Exhibit 8.5 Estimated Cost Trends in Major Projects (\$M)**  
**Thompson-Okanagan Region**



Source: MPI, Q3 2016

- In Q3 2016, the Thompson-Okanagan region has a total of 107 major projects with a combined value of \$22.4 B, representing a 1.8 percent drop over the previous quarter and a 6.6 percent drop compared to one year earlier.
- Four major projects completed in this quarter such as Okanagan Correctional Centre (\$193 M), Royal Inland Hospital - Clinical Services Building (\$69 M), Kelowna Community Health and Services Centre (\$40 M), and Trades Complex - Okanagan College Expansion (\$35 M).
- Three major projects began construction in this quarter with total capital costs of \$83 M. Channel Crossing Retail Centre is expected to be completed in 2016 and Cascades Casino Penticton is expected to be completed in late 2017.

**Exhibit 8.6 Estimated Cost Trends in Major Projects, by Project Status (\$ M)**  
**Thompson-Okanagan Region**

Status	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Change from the previous quarter	Change from the previous year
Proposed	5,857	5,086	5,026	4,631	<b>4,586</b>	-1.0%	-21.7%
Construction started	15,436	14,711	14,718	14,006	<b>14,436</b>	3.1%	-6.5%
Completed	57	839	0	144	<b>337</b>	134.0%	491.2%
On hold	2,618	3,133	3,062	4,032	<b>3,032</b>	-24.8%	15.8%
<b>Total</b>	<b>23,968</b>	<b>23,769</b>	<b>22,806</b>	<b>22,813</b>	<b>22,391</b>	-1.8%	-6.6%

Source: MPI, Q3 2016

# THOMPSON - OKANAGAN REGION

**Exhibit 8.7 Summary of Major Projects (by Project Status)**  
**Thompson-Okanagan Region**

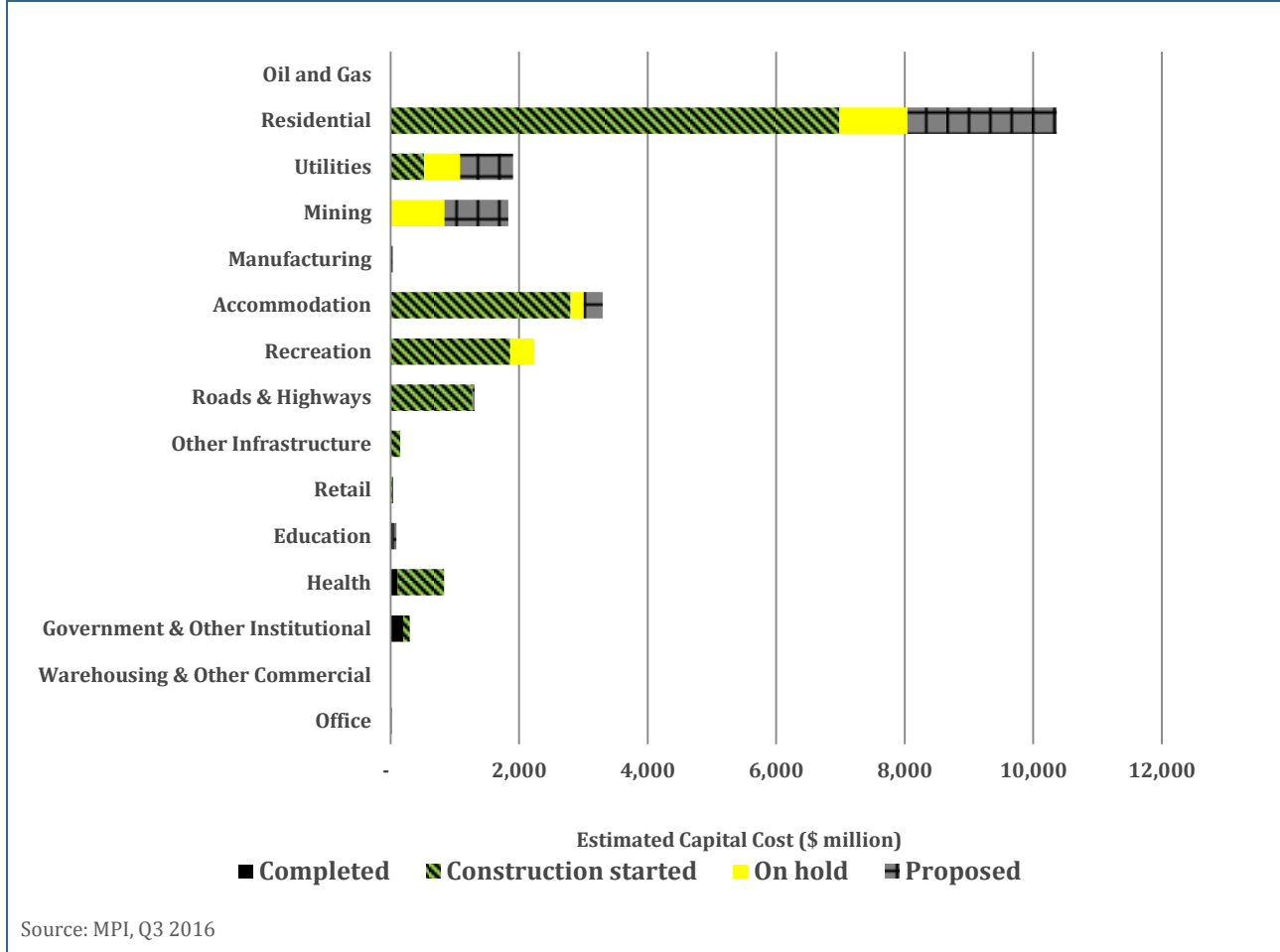
	Estimated Capital Cost (\$M)	Percentage of Total	Number of Projects	Average Project Value (\$M)	Average Years in Inventory
<b>Proposed</b>	<b>4,586</b>	<b>20%</b>	<b>37</b>	<b>139.0</b>	<b>6.0</b>
Preliminary/Feasibility	266	6%	9	44.3	4.4
Consultation/Approvals	3,835	84%	20	191.8	6.7
Permitting	220	5%	2	110.0	3.5
Tender/Preconstruction	120	3%	3	40.0	7.4
Stage Unknown	145	3%	3	72.5	6.3
<b>On Hold</b>	<b>3,032</b>	<b>14%</b>	<b>12</b>	<b>252.7</b>	<b>10.9</b>
Construction Started	14,436	64%	54	272.4	8.2
Completed	337	2%	4	84.3	4.3
<b>Total</b>	<b>22,391</b>	<b>100%</b>	<b>107</b>	<b>219.5</b>	<b>7.6</b>

Source: MPI, Q3 2016

Notes: Average project value is the average of those projects for which there is a cost estimate. Average number of years in inventory is the average time span between the entry of the projects in the MPI and the updated date (September 30, 2016).

# THOMPSON - OKANAGAN REGION

**Exhibit 8.8 Major Projects Status, by Construction Subtype  
Thompson-Okanagan Region**

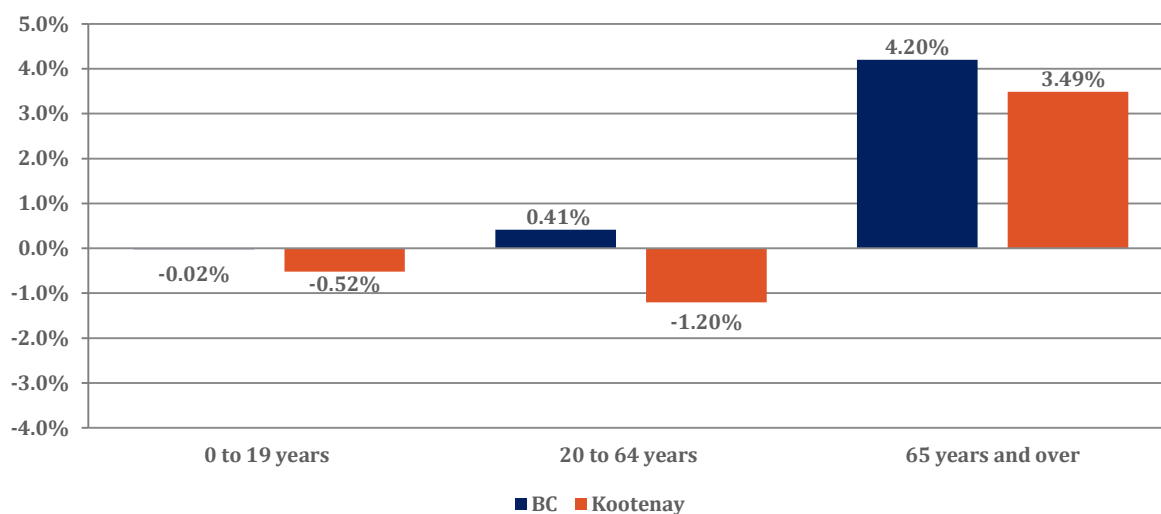


# KOOTENAY REGION

## 9. Kootenay Region

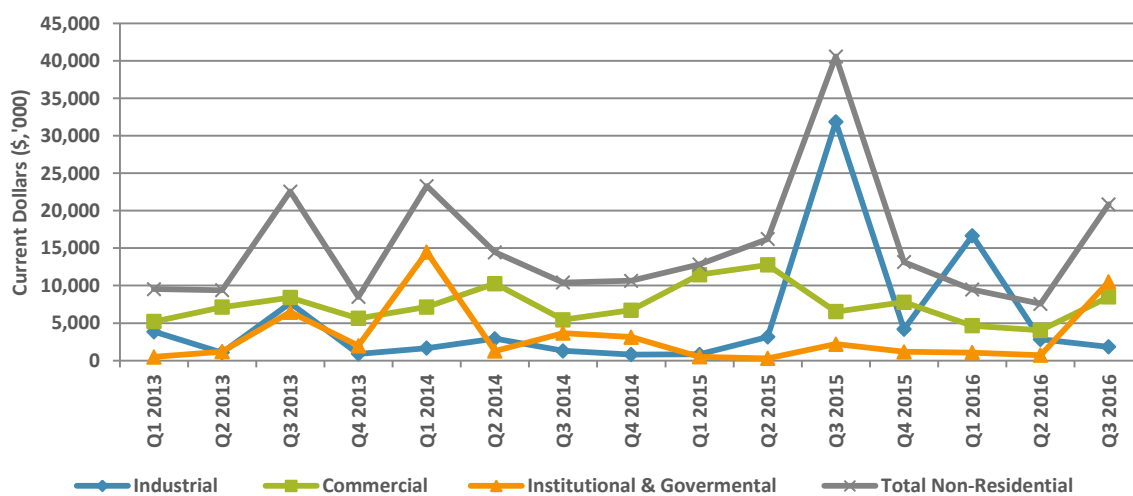
### Key Economic Indicators

Exhibit 9.1 Population Growth 2014 - 2015



Source: BC Stats

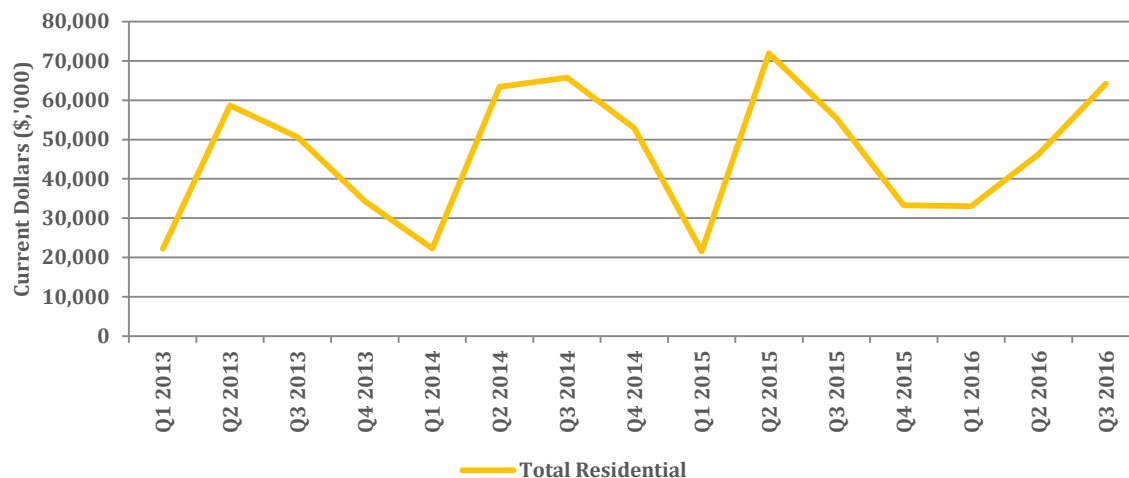
Exhibit 9.2 Value of Non-Residential Building Permits



Source: BC Stats

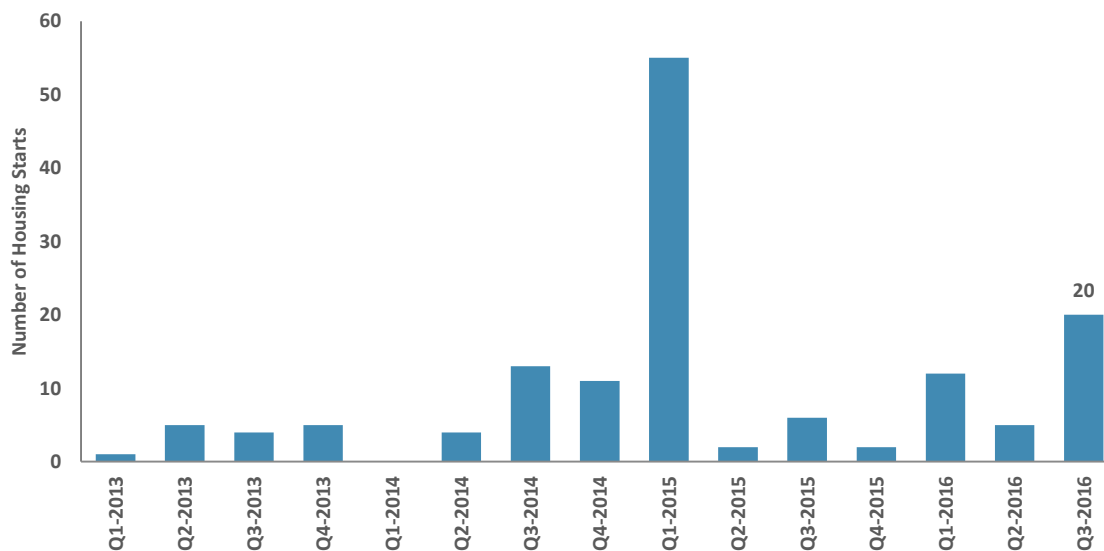
# KOOTENAY REGION

Exhibit 9.3 Value of Residential Building Permits



Source: BC Stats

Exhibit 9.4 Housing Starts - Nelson

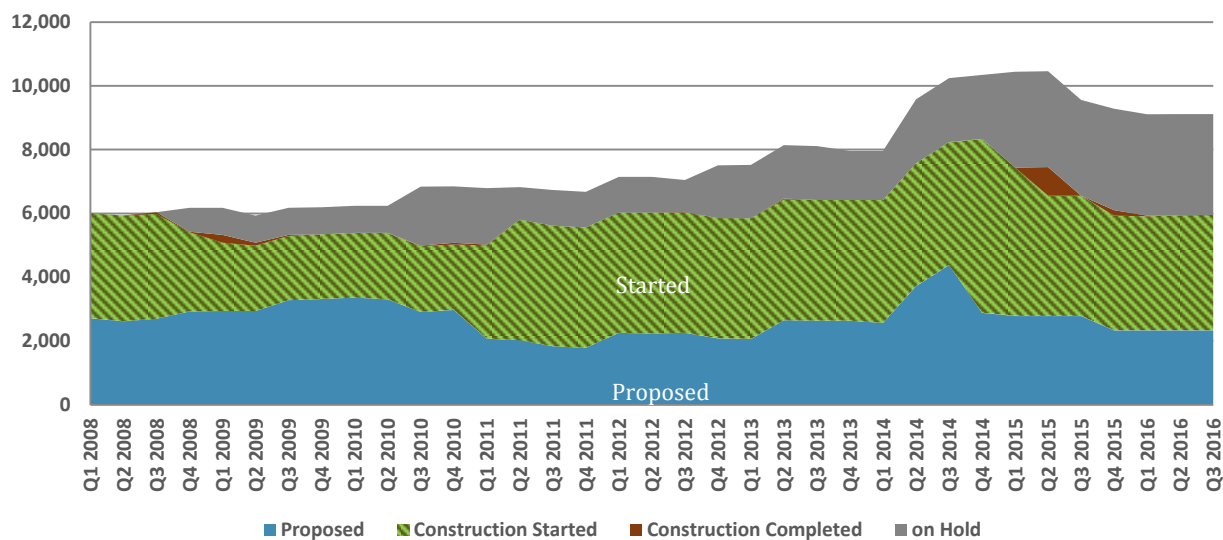


Source: CMHC

# KOOTENAY REGION

## Trends in Major Projects

**Exhibit 9.5 Estimated Cost Trends in Major Projects (\$M)**  
Kootenay Region



Source: MPI, Q3 2016

In Q3 2016, the Kootenay region has a total of 28 major projects with a combined value of \$9.1 B, representing a 4.7 percent drop compared to one year earlier and remaining the same over the previous quarter.

**Exhibit 9.6 Estimated Cost Trends in Major Projects, by Project Status (\$M)**  
Kootenay Region

Status	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Change from the previous quarter	Change from the previous year
Proposed	2,782	2,331	2,331	2,331	2,331	0.0%	-16.2%
Construction started	3,771	3,598	3,578	3,603	3,623	0.6%	-3.9%
Completed		173	20			-	-
On hold	3,005	3,180	3,180	3,180	3,160	-0.6%	5.2%
<b>Total</b>	<b>9,558</b>	<b>9,282</b>	<b>9,109</b>	<b>9,114</b>	<b>9,114</b>	<b>0.0%</b>	<b>-4.7%</b>

Source: MPI, Q3 2016



# KOOTENAY REGION

**Exhibit 9.7 Summary of Major Projects (by Project Status)**  
**Kootenay Region**

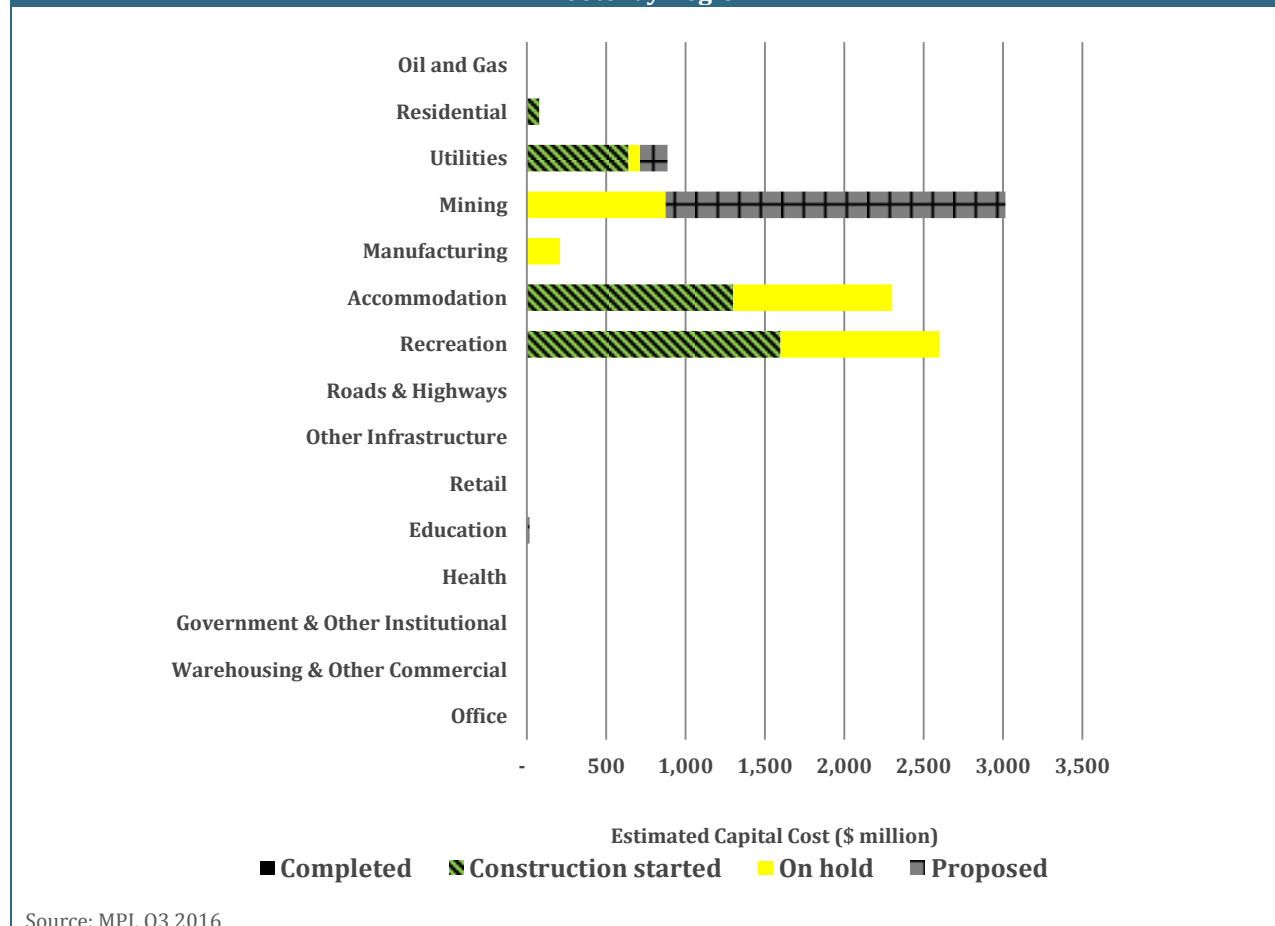
	Estimated Capital Cost (\$M)	Percentage of Total	Number of Projects	Average Project Value (\$M)	Average Years in Inventory
<b>Proposed</b>	<b>2,331</b>	<b>26%</b>	<b>6</b>	<b>466.2</b>	<b>5.3</b>
Preliminary/Feasibility		0%	1		2.6
Consultation/Approvals	2,312	99%	4	578.0	7.0
Permitting					
Tender/Preconstruction	19	1%	1	19.0	0.8
Stage Unknown					
<b>On Hold</b>	<b>3,160</b>	<b>35%</b>	<b>7</b>	<b>451.4</b>	<b>9.4</b>
Construction Started	3,623	40%	15	241.5	11.8
Completed					
<b>Total</b>	<b>9,114</b>	<b>100%</b>	<b>28</b>	<b>337.6</b>	<b>9.8</b>

Source: MPI, Q3 2016

Notes: Average project value is the average of those projects for which there is a cost estimate. Average number of years in inventory is the average time span between the entry of the projects in the MPI and the updated date (September 30, 2016).

# KOOTENAY REGION

**Exhibit 9.8 Major Projects Status, by Construction Subtype**  
**Kootenay Region**



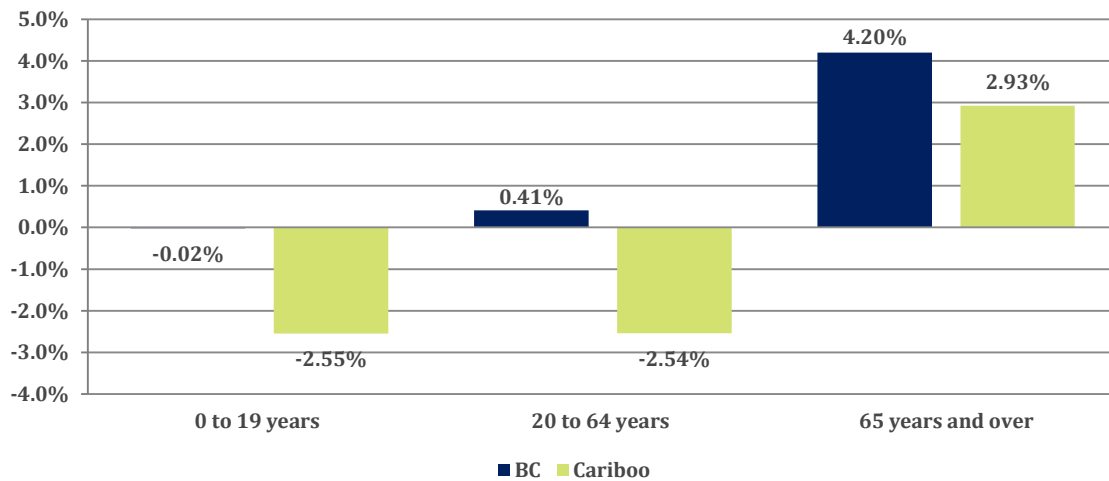
Source: MPI, Q3 2016

# CARIBOO REGION

## 10. Cariboo Region

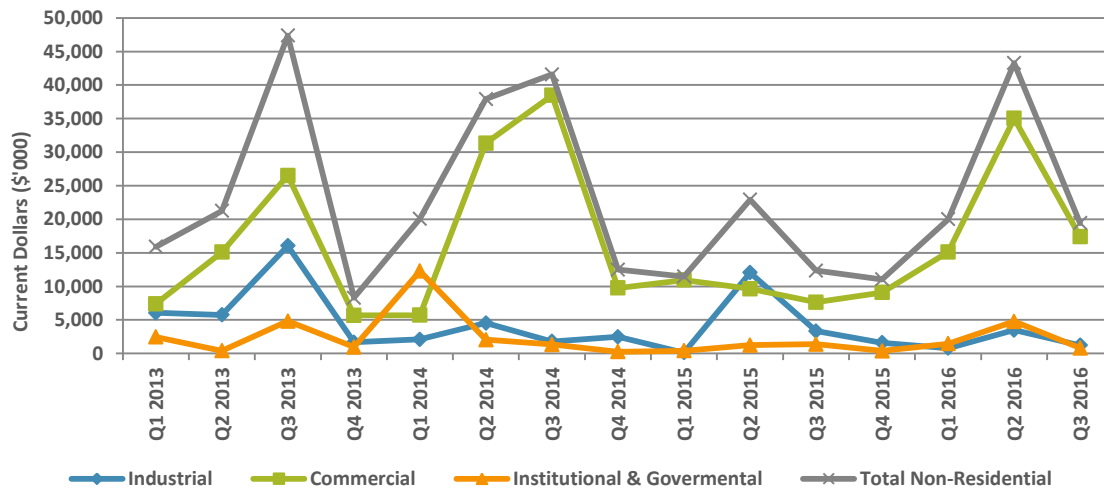
### Key Economic Indicators

Exhibit 10.1 Population Growth 2014 - 2015



Source: BC Stats

Exhibit 10.2 Value of Non-Residential Building Permits



Source: BC Stats

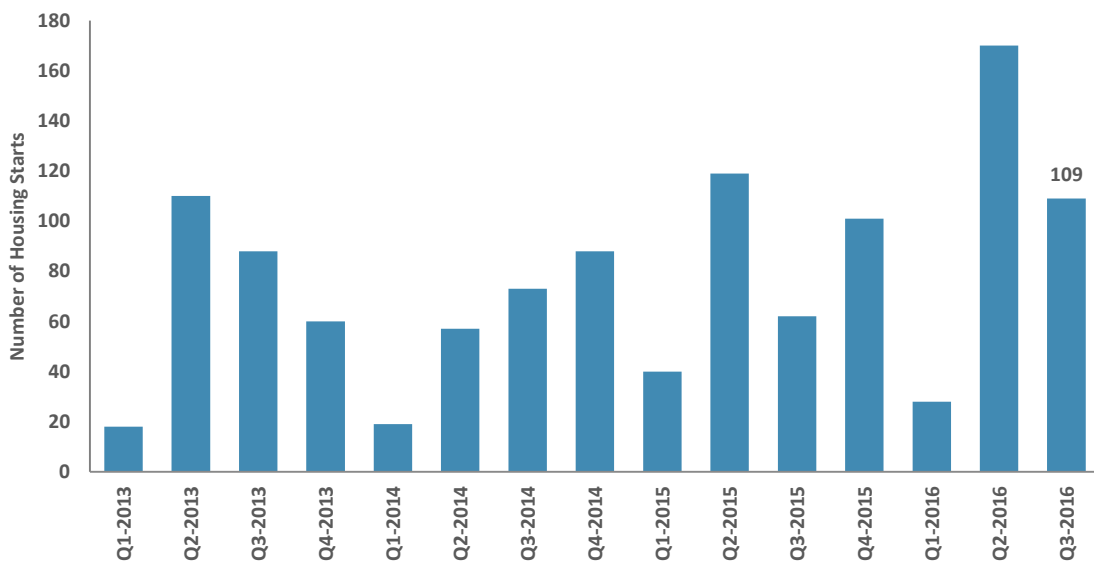
# CARIBOO REGION

Exhibit 10.3 Value of Residential Building Permits



Source: BC Stats

Exhibit 10.4 Housing Starts



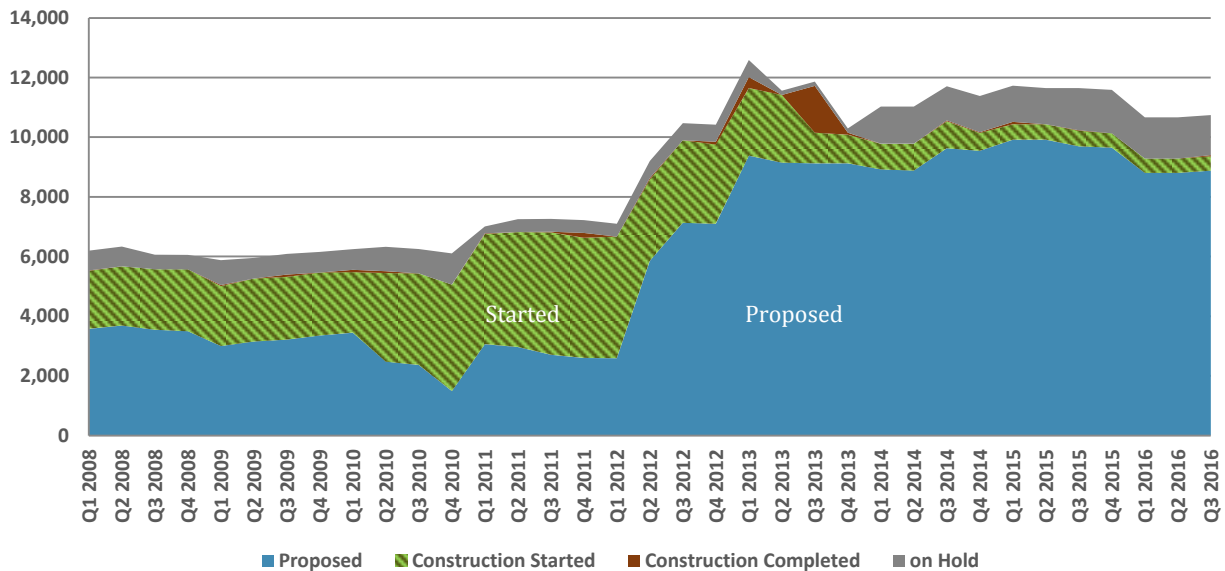
Source: CMHC

Note: The housing starts are the sum of the major centres Prince George, Quesnel, and Williams Lake

# CARIBOO REGION

## Trends in Major Projects

**Exhibit 10.5 Estimated Cost Trends in Major Projects (\$ M)**  
Cariboo Region



Source: MPI, Q3 2016

- In Q3 2016, the Cariboo region has a total of 29 major projects with a combined value of \$10.7 B, representing a 0.7 percent drop over the previous quarter and a 7.8 percent drop compared to one year earlier.
- There are two newly proposed projects added to the MPI this quarter. There are Biofuel Facility (\$70 M) and Prince George CNG Transit Depot (\$19 M).
- Civic Plaza Hotel Development (\$40 M) is completed in this quarter. North Cariboo Arena Replacement Project began construction in this quarter (\$ 21 M) and it is anticipated to be completed by Fall 2017.

**Exhibit 10.6 Estimated Cost Trends in Major Projects, by Project Status (\$M)**  
Cariboo Region

Status	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Change from the previous quarter	Change from the previous year
Proposed	9,695	9,650	8,804	8,804	<b>8,879</b>	0.9%	-8.4%
Construction started	520	480	480	480	<b>481</b>	0.2%	-7.5%
Completed	20	0	0	0	<b>40</b>	-	100.0%
On hold	1,413	1,458	1,383	1,383	<b>1,343</b>	-2.9%	-5.0%
<b>Total</b>	<b>11,648</b>	<b>11,588</b>	<b>10,667</b>	<b>10,667</b>	<b>10,743</b>	<b>0.7%</b>	<b>-7.8%</b>

Source: MPI, Q3 2016

# CARIBOO REGION

**Exhibit 10.7 Summary of Major Projects (by Project Status)**  
**Cariboo Region**

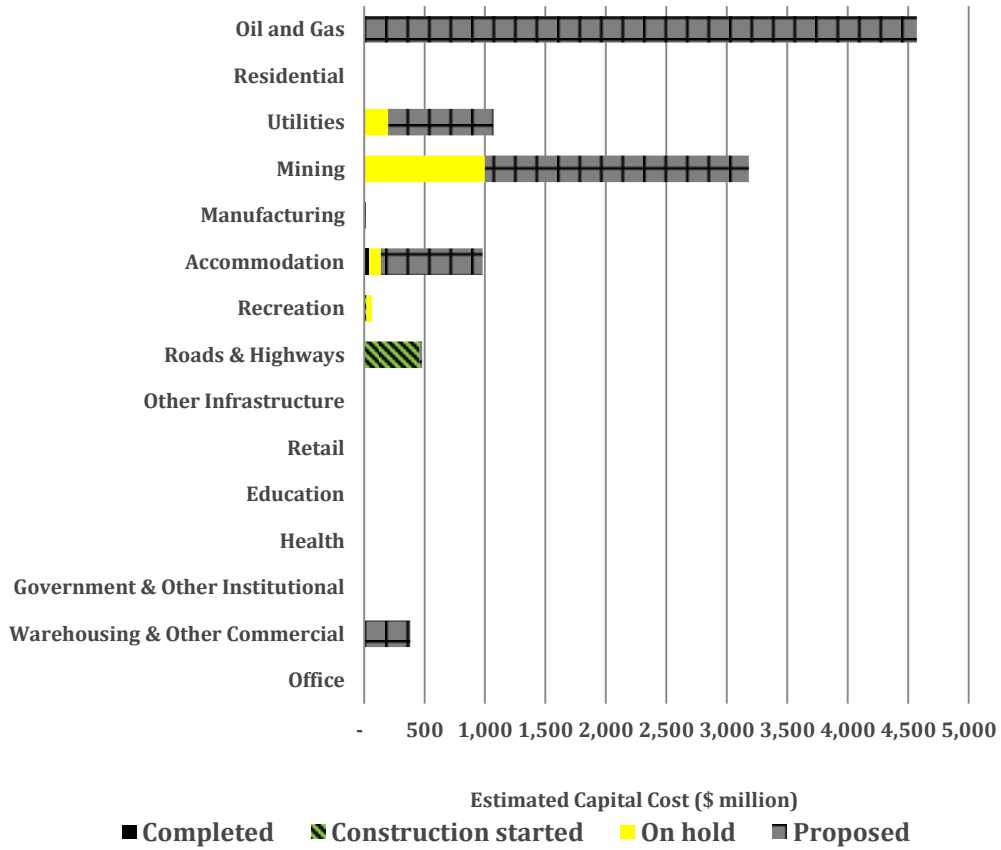
	Estimated Capital Cost (\$M)	Percentage of Total	Number of Projects	Average Project Value (\$M)	Average Years in Inventory
<b>Proposed</b>	<b>8,879</b>	<b>83%</b>	<b>20</b>	<b>467.3</b>	<b>6.4</b>
Preliminary/Feasibility	1,692	19%	6	338.4	3.4
Consultation/Approvals	7,098	80%	10	709.8	8.4
Permitting					
Tender/Preconstruction					
Stage Unknown	89	1%	4	22.3	5.6
<b>On Hold</b>	<b>1,343</b>	<b>13%</b>	<b>5</b>	<b>335.8</b>	<b>10.9</b>
Construction Started	481	4%	3	160.3	6.9
Completed	40	0.4%	1	40.0	
<b>Total</b>	<b>10,743</b>	<b>100%</b>	<b>29</b>	<b>397.9</b>	<b>7.1</b>

Source: MPI, Q3 2016

Notes: Average project value is the average of those projects for which there is a cost estimate. Average number of years in inventory is the average time span between the entry of the projects in the MPI and the updated date (September 30, 2016).

# CARIBOO REGION

**Exhibit 10.8 Major Projects Status, by Construction Subtype  
Cariboo Region**



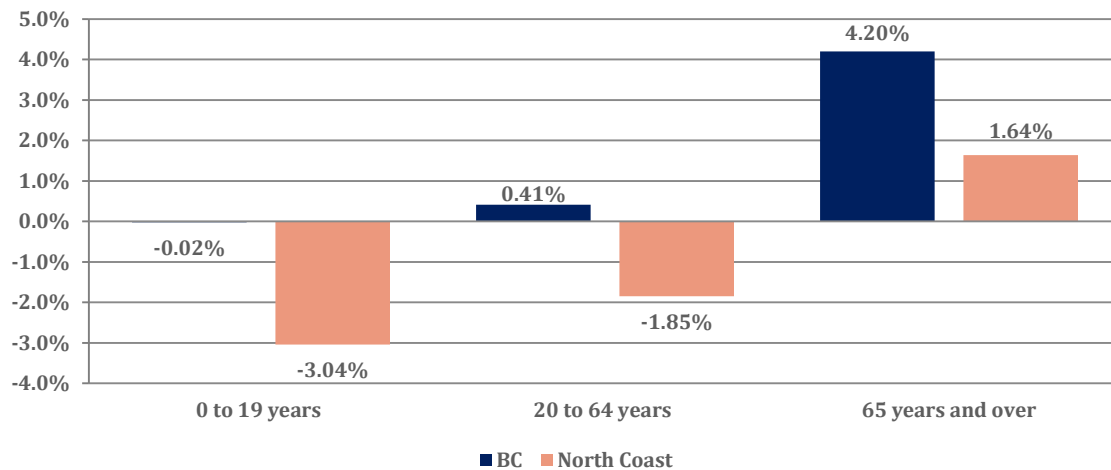
Source: MPI, Q3 2016

# NORTH COAST REGION

## 11. North Coast Region

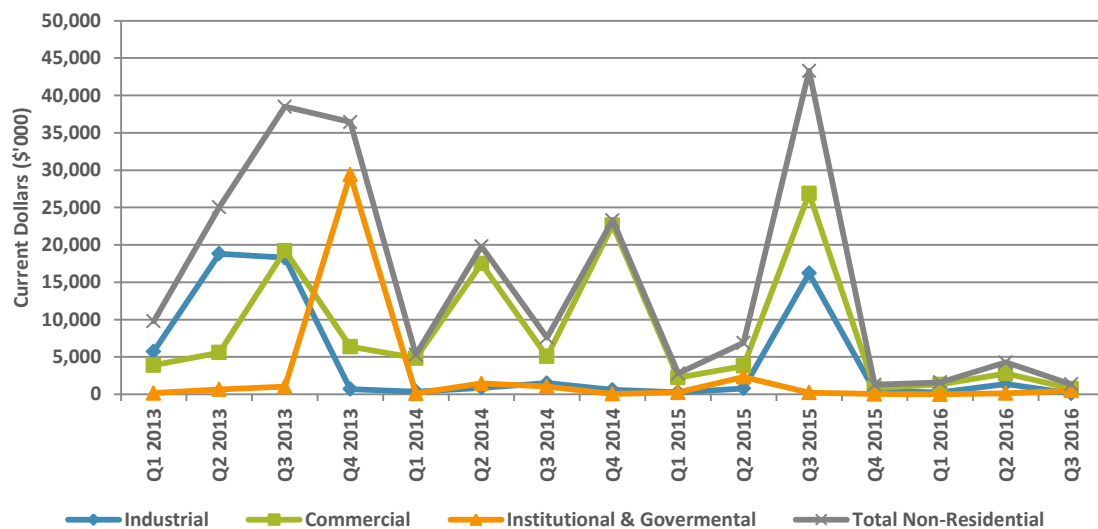
### Key Economic Indicators

Exhibit 11.1 Population Growth 2014-2015



Source: BC Stats

Exhibit 11.2 Value of Non-Residential Building Permits



Source: BC Stats



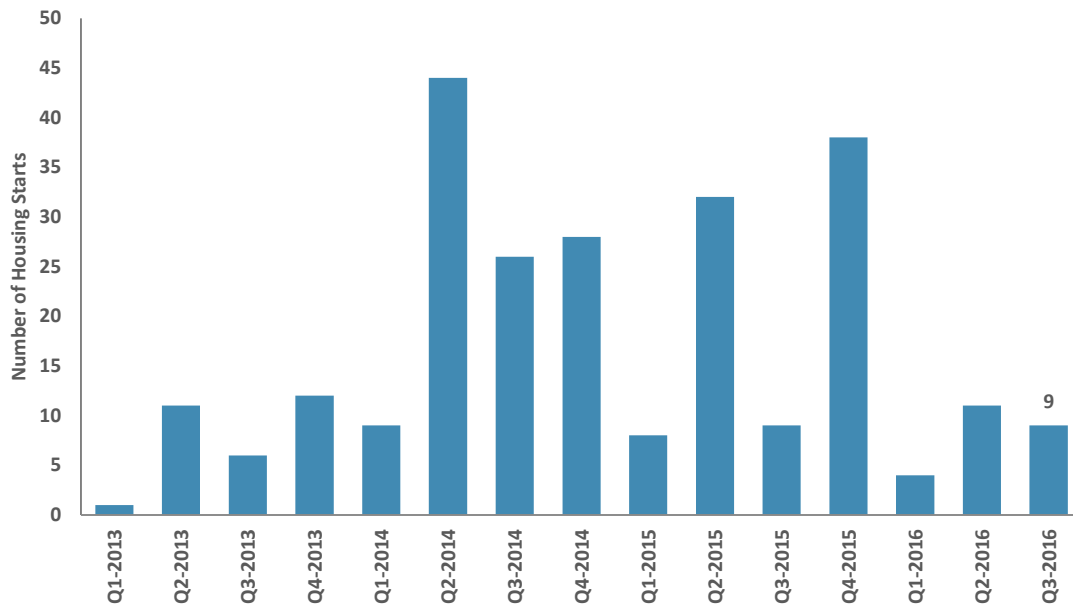
# NORTH COAST REGION

Exhibit 11.3 Value of Residential Building Permits



Source: BC Stats

Exhibit 11.4 Housing Starts – North Coast



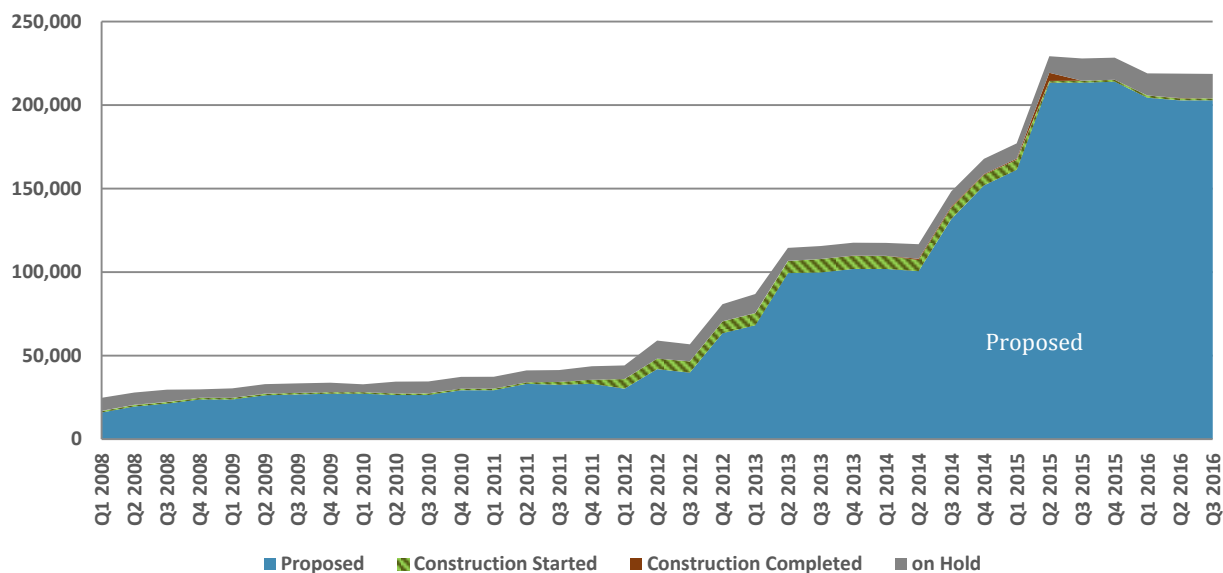
Source: CMHC

Note: The housing starts are the sum of the major centres Prince Rupert and Terrace.

# NORTH COAST REGION

## Trends in Major Projects

**Exhibit 11.5 Estimated Cost Trends in Major Projects (\$M)**  
**North Coast Region**



Source: MPI, Q3 2016

- In Q3 2016, the North Coast region has a total of 66 major projects with a combined value of \$218.6 B, representing a 0.1 percent drop over the previous quarter and a 4.1 percent drop compared to one year earlier.
- There are two newly proposed projects added to the MPI this quarter. There are Highway 16 - Mile 28 Crossing Project (\$37 M) and Trades Training Facility Renewal (\$18 M).
- Tsimshian Peninsula Access Project/Tuck Inlet Road (\$20 M) began construction in this quarter and it is expected to be completed in late 2016.

**Exhibit 11.6 Estimated Cost Trends in Major Projects, by Project Status (\$M)**  
**North Coast Region**

Status	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Change from the previous quarter	Change from the previous year
<b>Proposed</b>	213,374	213,964	204,323	202,717	<b>202,802</b>	0.0%	-5.0%
<b>Construction started</b>	1,133	1,058	1,369	1,201	<b>1,201</b>	0.0%	6.0%
<b>Completed</b>	0	75	0	217	<b>0</b>	-100.0%	-
<b>On hold</b>	13,326	13,221	13,221	14,617	<b>14,587</b>	-0.2%	9.5%
<b>Total</b>	227,833	228,318	218,913	218,752	<b>218,590</b>	-0.1%	-4.1%

Source: MPI, Q3 2016

# NORTH COAST REGION

**Exhibit 11.7 Summary of Major Projects (by Project Status)**  
**North Coast Region**

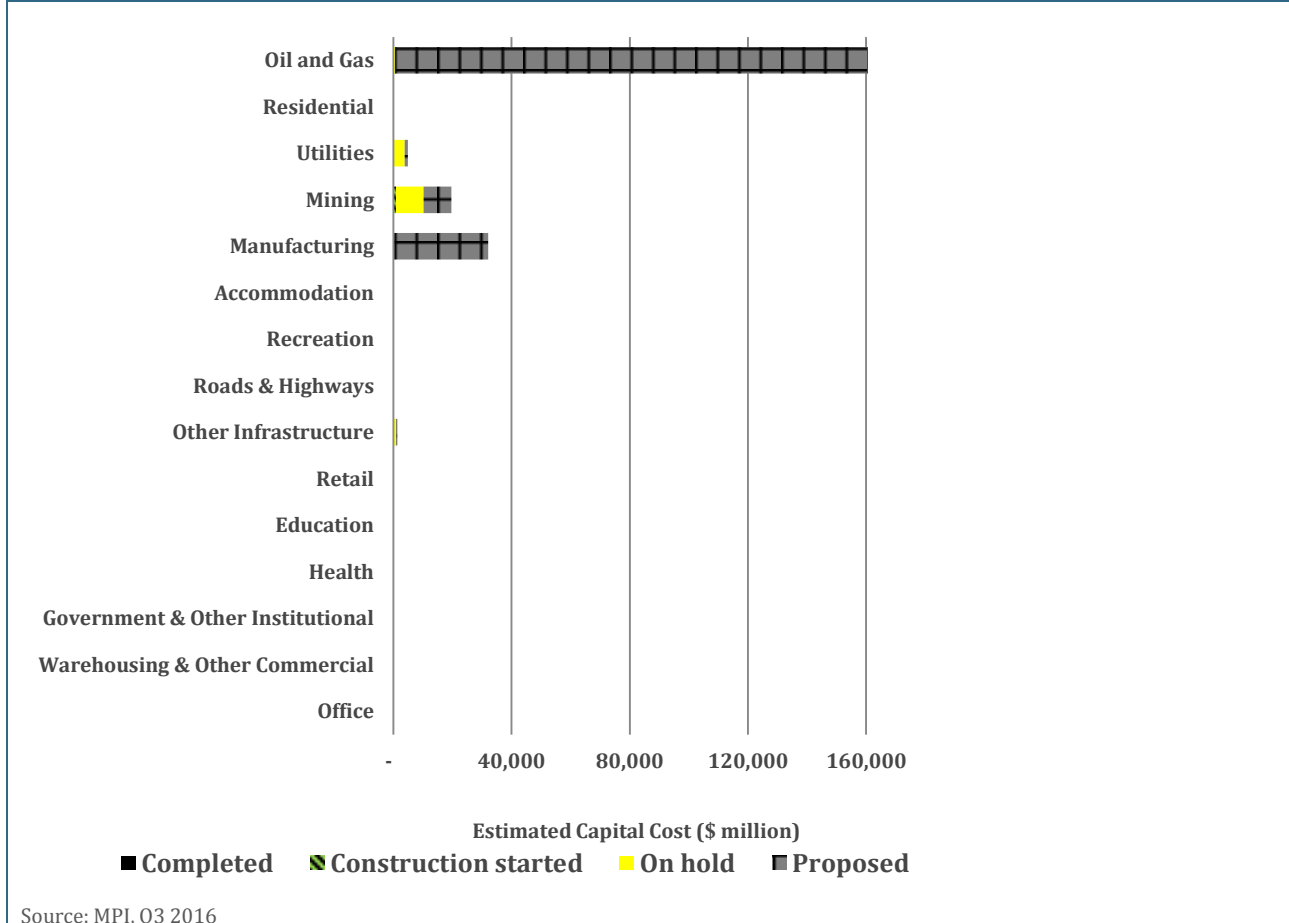
	Estimated Capital Cost (\$M)	Percentage of Total	Number of Projects	Average Project Value (\$M)	Average Years in Inventory
<b>Proposed</b>	<b>202,802</b>	<b>93%</b>	<b>46</b>	<b>5,337</b>	<b>5.1</b>
Preliminary/Feasibility	34,170	17%	12	4,271	3.6
Consultation/Approvals	137,302	68%	30	5,281	5.5
Permitting	5,000	2%	1	5,000	3.8
Tender/Preconstruction	1,300	1%	1	1,300	10.6
Stage Unknown	25,030	12%	2	12,515	5.3
<b>On Hold</b>	<b>14,587</b>	<b>7%</b>	<b>14</b>	<b>1,122</b>	<b>9.7</b>
Construction Started	1,201	1%	6	200	6.3
<b>Completed</b>					
<b>Total</b>	<b>218,590</b>	<b>100%</b>	<b>66</b>	<b>3,835</b>	<b>6.1</b>

Source: MPI, Q3 2016

Notes: Average project value is the average of those projects for which there is a cost estimate. Average number of years in inventory is the average time span between the entry of the projects in the MPI and the updated date (September 30, 2016).

# NORTH COAST REGION

**Exhibit 11.8 Major Projects Status, by Construction Subtype  
North Coast Region**

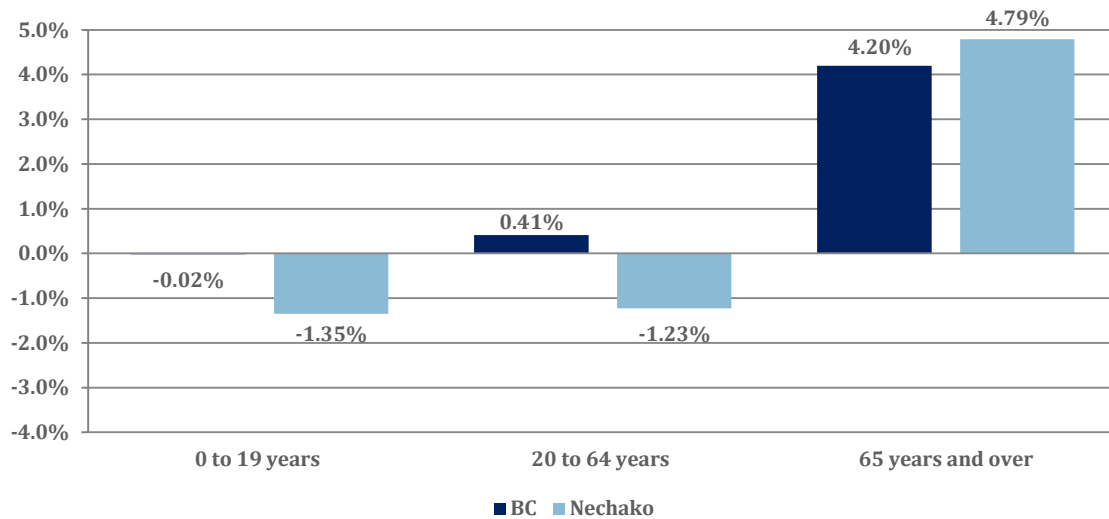


# NECHAKO REGION

## 12. Nechako Region

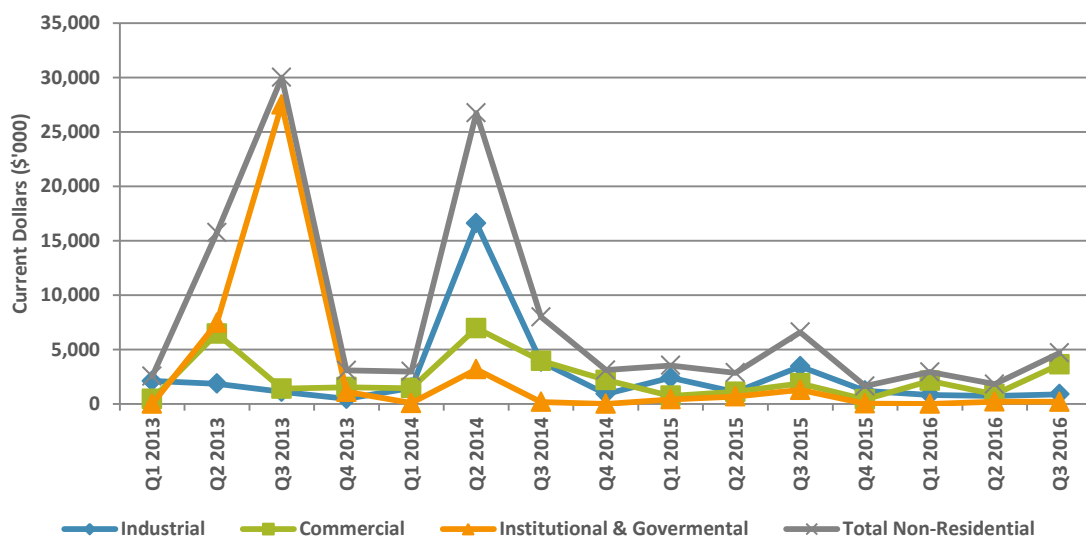
### Key Economic Indicators

Exhibit 12.1 Population Growth 2014-2015



Source: BC Stats

Exhibit 12.2 Value of Non-Residential Building Permits



Source: BC Stats

# NECHAKO REGION

Exhibit 12.3 Value of Residential Building Permits

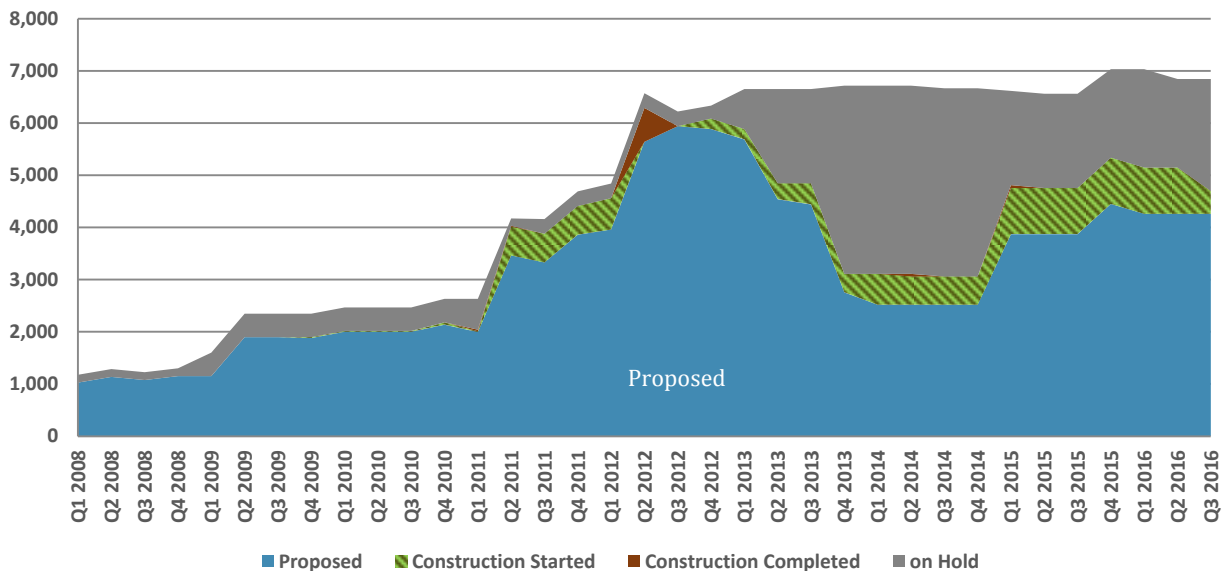


Source: BC Stats

# NECHAKO REGION

## Trends in Major Projects

**Exhibit 12.4 Estimated Cost Trends in Major Projects (\$M)**  
Nechako Region



In Q3 2016, the Nechako region has a total of 16 major projects with a combined value of \$6.8 B, representing a 4.3 percent jump compared to one year earlier and remaining the same as the previous quarter.

**Exhibit 12.5 Estimated Cost Trends in Major Projects, by Project Status (\$M)**  
Nechako Region

Status	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Change from the previous quarter	Change from the previous year
Proposed	3,869	4,449	4,261	4,261	<b>4,261</b>	0.0%	10.1%
Construction started	886	886	886	886	<b>436</b>	-50.8%	-50.8%
Completed	-	-	-	-	-	-	-
On hold	1,806	1,697	1,885	1,697	<b>2,147</b>	26.5%	18.9%
<b>Total</b>	<b>6,561</b>	<b>7,032</b>	<b>7,032</b>	<b>6,844</b>	<b>6,844</b>	0.0%	4.3%

Source: MPI, Q3 2016

# NECHAKO REGION

**Exhibit 12.6 Summary of Major Projects (by Project Status)**  
**Nechako Region**

	Estimated Capital Cost (\$M)	Percentage of Total	Number of Projects	Average Project Value (\$M)	Average Years in Inventory
<b>Proposed</b>	<b>4,261</b>	<b>62%</b>	<b>10</b>	<b>473.4</b>	<b>8.4</b>
Preliminary/Feasibility	2,175	51%	3	725.0	9.4
Consultation/Approvals	2,086	49%	6	347.7	8.3
Permitting					
Tender/Preconstruction					
Stage Unknown		0%	1		5.6
<b>On Hold</b>	<b>2,147</b>	<b>31%</b>	<b>4</b>	<b>536.8</b>	<b>11.1</b>
Construction Started	436	6%	2	218.0	5.7
Completed					
<b>Total</b>	<b>6,844</b>	<b>100%</b>	<b>16</b>	<b>456.3</b>	<b>8.7</b>

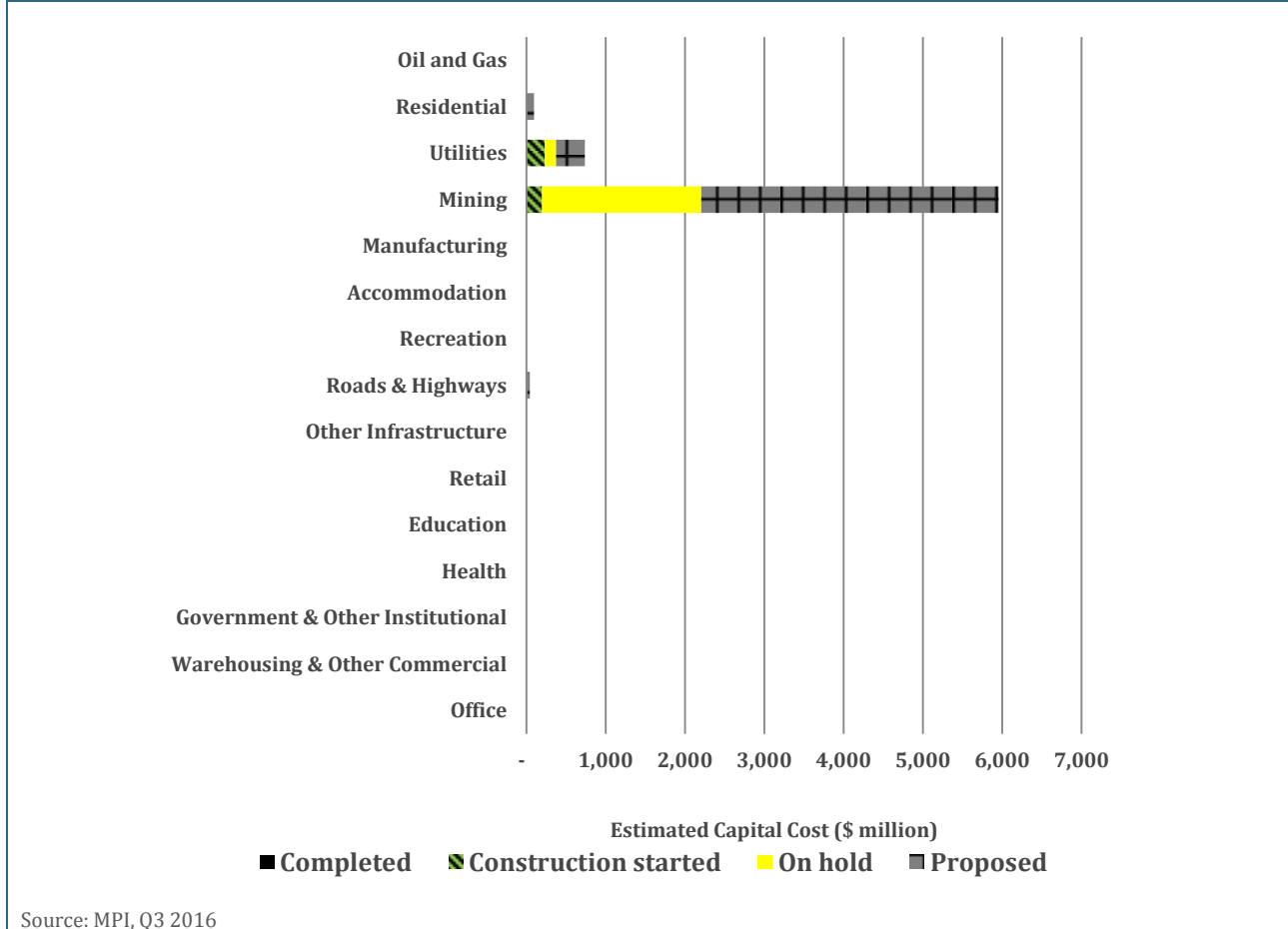
Source: MPI, Q3 2016

Notes: Average project value is the average of those projects for which there is a cost estimate. Average number of years in inventory is the average time span between the entry of the projects in the MPI and the updated date (September 30, 2016).



# NECHAKO REGION

**Exhibit 12.7 Major Projects Status, by Construction Subtype  
Nechako Region**

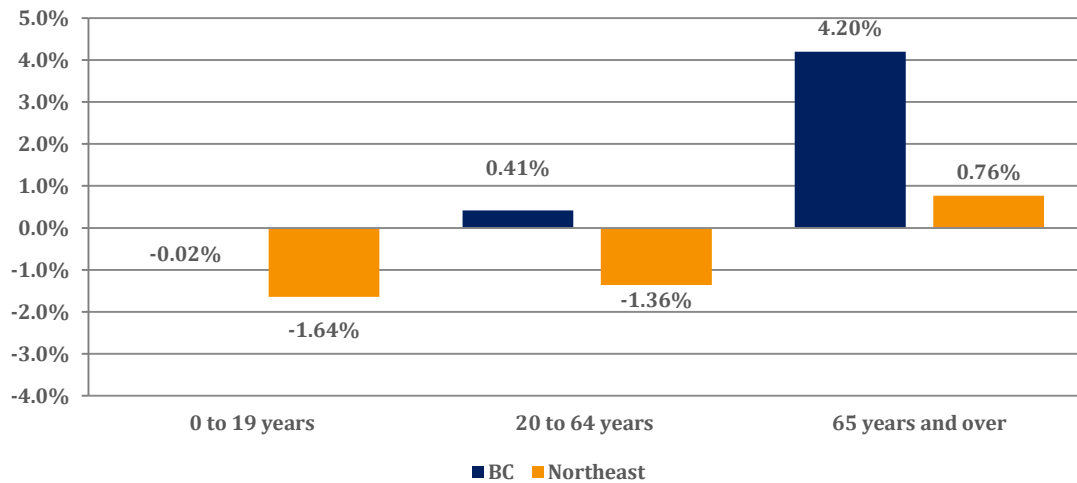


# NORTHEAST REGION

## 13. Northeast Region

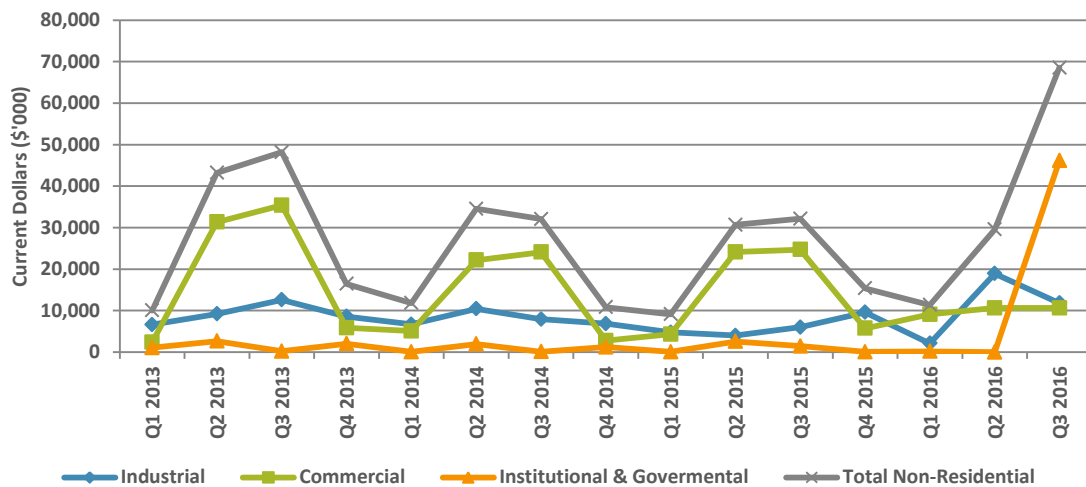
### Key Economic Indicators

Exhibit 13.1 Population Growth 2014-2015



Source: BC Stats

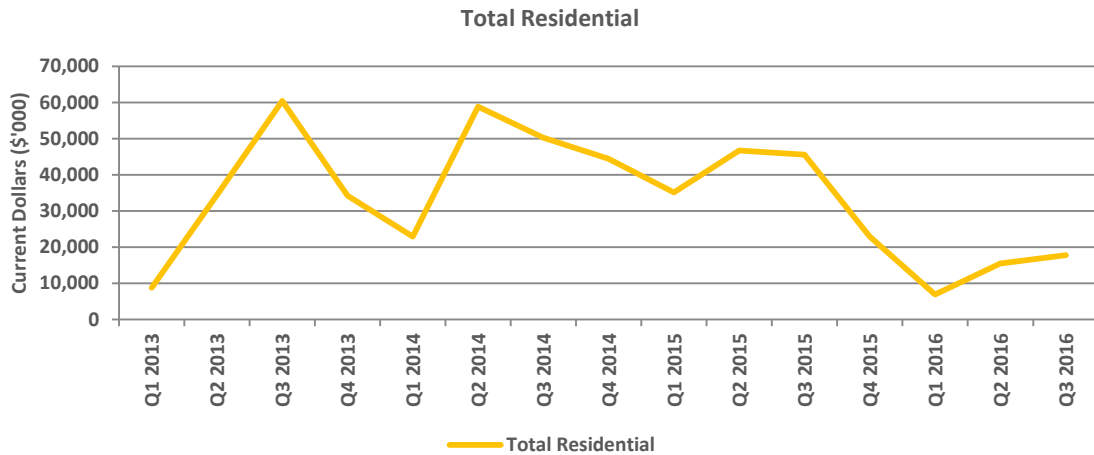
Exhibit 13.2 Value of Non-Residential Building Permits



Source: BC Stats

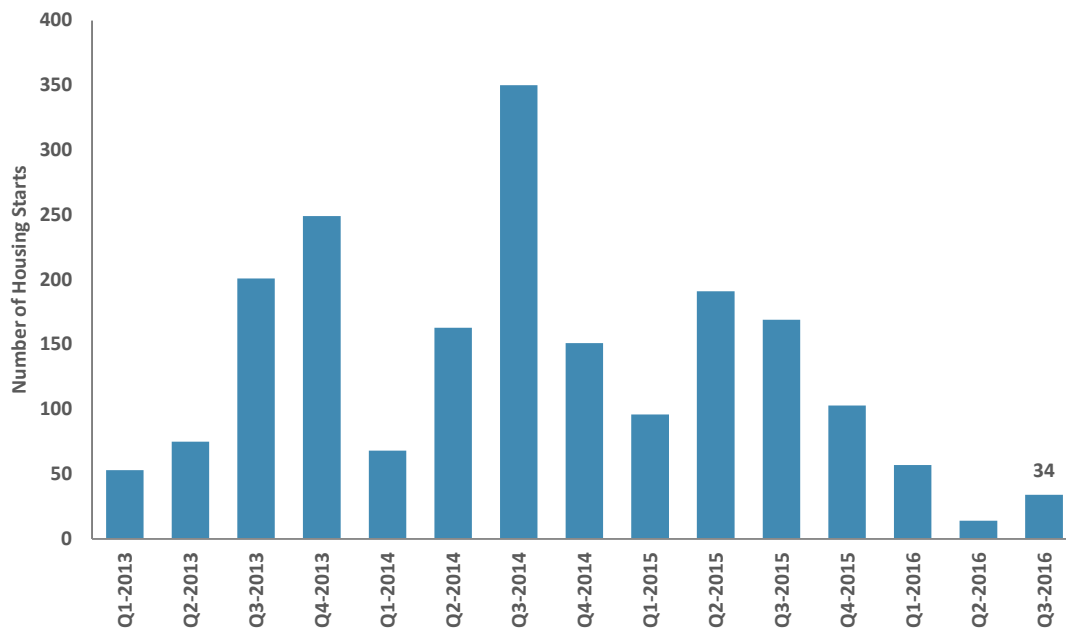
# NORTHEAST REGION

**Exhibit 13.3 Value of Residential Building Permits**



Source: BC Stats

**Exhibit 13.4 Housing Starts**



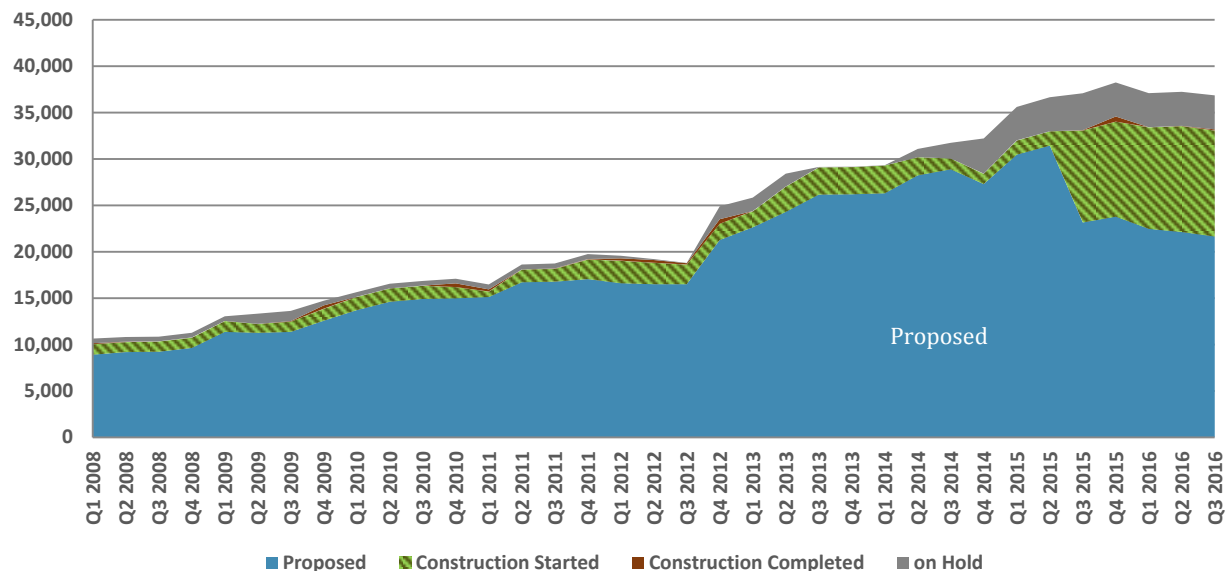
Source: CMHC

Note: The housing starts are the sum of the major centres Dawson Creek and Fort St. John

# NORTHEAST REGION

## Trends in Major Projects

**Exhibit 13.5 Estimated Cost Trends in Major Projects (\$M)**  
**Northeast Region**



Source: MPI, Q3 2016

- In Q3 2016, the Northeast region has a total of 65 major projects with a combined value of \$36.8 B, representing a 1 percent drop over the previous quarter and a 0.6 percent drop compared to one year earlier.
- Highway 2 and 97N Improvements (\$111 M) is completed in this quarter.
- 4 major projects began construction in this quarter with total capital costs of \$123 M. Moose Lake Wind Project is expected to be completed in 2017, followed by BMT Load Capacity Increase in Summer 2017, Northwest Elementary School in Late 2017 and Trades Training Facility in Early 2018.

**Exhibit 13.6 Estimated Cost Trends in Major Projects, by Project Status (\$M)**  
**Northeast Region**

Status	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Change from the previous quarter	Change from the previous year
Proposed	23,151	23,796	22,482	22,132	21,655	-2.2%	-6.5%
Construction started	9,908	10,217	10,932	11,398	11,410	0.1%	15.2%
Completed	36	554	0	29	111	282.8%	208.3%
On hold	3,977	3,667	3,667	3,667	3,667	0.0%	-7.8%
<b>Total</b>	<b>37,072</b>	<b>38,234</b>	<b>37,081</b>	<b>37,226</b>	<b>36,843</b>	<b>-1.0%</b>	<b>-0.6%</b>

Source: MPI, Q3 2016

# NORTHEAST REGION

**Exhibit 13.7 Summary of Major Projects (by Project Status)  
Northeast Region**

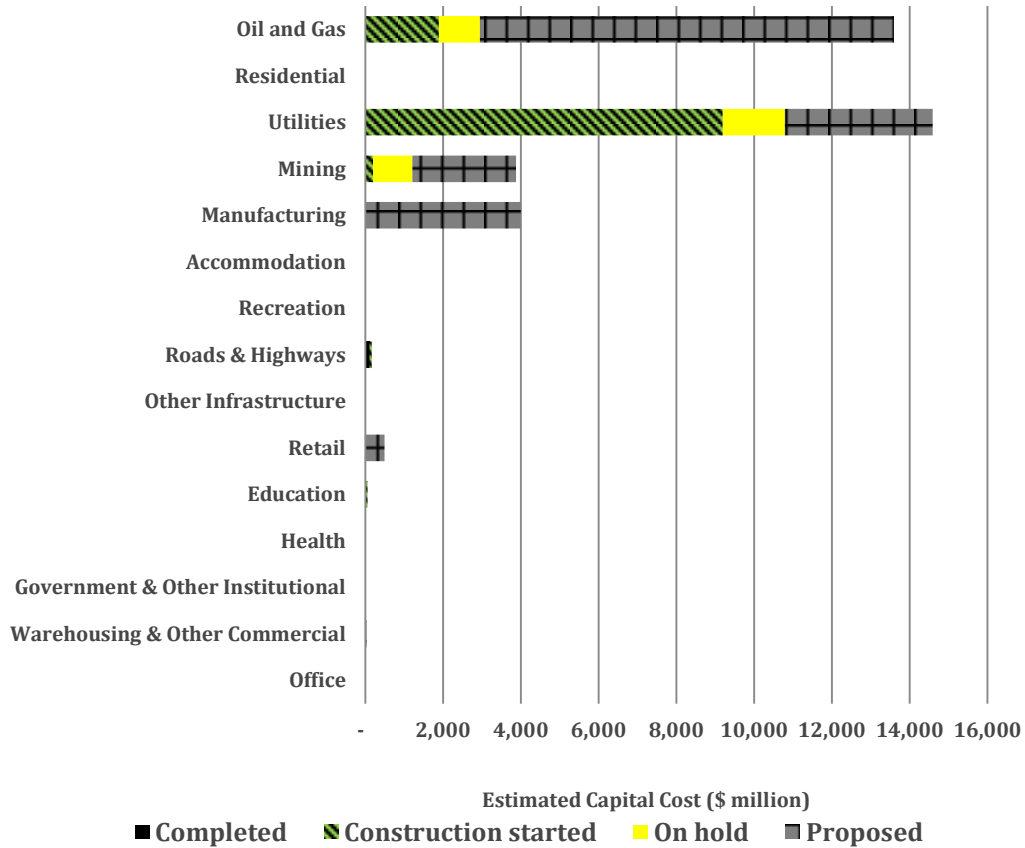
	Estimated Capital Cost (\$M)	Percentage of Total	Number of Projects	Average Project Value (\$M)	Average Years in Inventory
<b>Proposed</b>	<b>21,655</b>	<b>59%</b>	<b>35</b>	<b>802.0</b>	<b>4.7</b>
Preliminary/Feasibility	145	1%	3	72.5	1.0
Consultation/Approvals	19,955	92%	28	907.0	5.4
Permitting	1,500	7%	1	1500.0	1.6
Tender/Preconstruction	40	0%	1	40.0	3.3
Stage Unknown	15	0%	2	15.0	3.7
<b>On Hold</b>	<b>3,667</b>	<b>10%</b>	<b>9</b>	<b>458.4</b>	<b>7.4</b>
Construction Started	11,410	31%	20	600.5	2.2
Completed	111	0.3%	1	111.0	5.1
<b>Total</b>	<b>36,843</b>	<b>100%</b>	<b>65</b>	<b>669.9</b>	<b>4.3</b>

Source: MPI, Q3 2016

Notes: Average project value is the average of those projects for which there is a cost estimate. Average number of years in inventory is the average time span between the entry of the projects in the MPI and the updated date (September 30, 2016).

# NORTHEAST REGION

**Exhibit 13.8 Major Projects Status, by Construction Subtype  
Northeast Region**



Source: MPI, Q3 2016

# APPENDICES

## Appendices

### Appendix 1

New Proposed Projects (July - September 2016)			
Region	Municipality	Project	Estimated Cost (\$ million)
1. Vancouver Island/Coast	Colwood/Langford	West Shore Sewage Treatment Plant	58
	Victoria	Environmental Science Building	22
	Esquimalt	Esquimalt Village Project	20
	Saanich	Townley Lodge Redevelopment	18
	Metchosin	Metchosin Business Park	15
	Saanich	Nigel Valley Supportive Housing Development	
2. Mainland/Southwest	Vancouver	Multimodal Station Amenities	92
	Vancouver	Rapid Transit Stations	86
	Vancouver	Millennium Line Extension (Broadway ) Early Works	76
	Surrey	Grandview Heights Secondary	61
	Langley	Willoughby Area Secondary School	55
	Vancouver	Gage South Student Residence	55
	Vancouver	Bus Loop Rehabilitation	53
	North Vancouver	Argyle Secondary School Replacement	46
	Vancouver	Bus Facilities and Exchanges	41
	Vancouver	Avalon Park - River District	40
	Hope	Hunter Creek Run-of-River Hydroelectric Power	38
	Maple Ridge	Residential Development	30
	Vancouver	Totem Park Student Residence In-Fill Phase 2	30
	Vancouver	Townhome Development	28
	Aldergrove	Highway 13 Widening	26
	Abbotsford	Abbotsford CNG Transit Depot	23
	Vancouver	Millennium Line Extension (Broadway ) Planning & Design	23
	Abbotsford	Mount Lehman Road 4-laning	22
	Surrey	Clayton North Elementary	22
	Vancouver	UBC Bus Exchange	22
	Langford	Highlands Industrial Park	20
	Langley	The Wex Condominium	20
	Langley/surrey	South of Fraser RT Planning & Design	20
	Tsawwassen	Tsawwassen Landing Development	20
	Surrey/Langley	South of Fraser RT Construction	
	Vancouver	Millennium Line Extension (Broadway) Construction	
5. Cariboo	Prince George	Biofuel Facility	70
	Prince George	Prince George CNG Transit Depot	19
6. North Coast	Terrace	Highway 16 - Mile 28 Crossing Project	37
	Terrace	Trades Training Facility Renewal	18
Total			1,226

Source: MPI, Q3 2016

# APPENDICES

## Appendix 2

Construction Started (July - September 2016)				
Region	Municipality	Project	Completion Date	Estimated Cost (\$ million)
<b>1. Vancouver Island/Coast</b>	Oak Bay	The Summit at Quadra Village (Oak Bay Lodge Replacement)	2019-Q2	86
	Saanich	Highway 1 Admirals/McKenzie Interchange	2018-Q4	85
	Victoria	Harris Green Apartment Building	2018-Q1	25
	Langford	Westshore Parkway Extension	2017-Q3	23
<b>2. Mainland/Southwest</b>	North Vancouver	Lower Lynn Interchange Improvement Project	2021-Q2	150
	Harrison Hot Springs	Bremner/Trio Hydro Project	2018-Q2	90
	Vancouver	Brock Commons Student Residence	2017-Q3	52
	Vancouver	Town Centre - River District Neighbourhood	2018-Q4	40
	Surrey/Langley	South of Fraser RT Early Works	2019-Q4	38
	Port Coquitlam	Ecole Des Pionniers-De-Maillardville Elementary-Secondary	2019-Q3	33
	Vancouver	Mixed-use Development	2018-Q2	28
	Coquitlam	Banting Middle School Replacement	2017-Q4	25
	New Westminster	Pattullo Bridge Repairs	2016-Q4	25
	Coquitlam	Smiling Creek Elementary School	2017-Q3	21
	Vancouver	Cambria Park by Mosaic	2018-Q2	20
	Vancouver	Chan Gunn Pavilion	2017-Q4	20
<b>3. Thompson-Okanagan</b>	Revelstoke	Highway 1 North Fork Bridge Replacement		38
	Penticton	Cascades Casino Penticton	2017-Q4	25
	Penticton	Channel Crossing Retail Centre	2016-Q4	20
<b>5. Cariboo</b>	Quesnel	North Cariboo Arena Replacement Project	2017-Q4	21
<b>6. North Coast</b>	Prince Rupert	Tsimshian Peninsula Access Project/Tuck Inlet Road	2016-Q4	20
<b>8. Northeast</b>	Tumbler Ridge	Moose Lake Wind Project	2017-Q4	45
	Dawson Creek	Trades Training Facility	2018-Q1	33
	Fort St. John	Northwest Elementary School	2017-Q4	25
	Dawson Creek	BMT Load Capacity Increase	2017-Q3	20
<b>Total</b>				<b>1,008</b>

Source: MPI, Q3 2016



# APPENDICES

## Appendix 3

### Construction Completed (July - September 2016)

Region	Municipality	Project	Estimated Cost (\$ million)
<b>1. Vancouver Island/Coast</b>	Powell River	Jimmie Creek Hydroelectric Project	120
	Nanaimo	Supportive Housing	37
	Victoria	Wilson's Walk Affordable Housing	36
	Nanaimo	Wellington Secondary School	25
<b>2. Mainland/Southwest</b>	Vancouver	Marine Gateway Mixed Use Development	372
	Vancouver	Supportive Housing	225
	Vancouver	Ponderosa Housing Hub	166
	Surrey	3 Civic Plaza	150
	Vancouver	Vantage College - Orchard Commons	128
	Vancouver	Heating System Conversion	88
	Vancouver	West Tower Office Building	55
	Burnaby	The Met Condominium	50
	Richmond	Concord Gardens	50
	Coquitlam	Westwood Condominiums	40
	Richmond	Central Estates - Concord Gardens	40
	Surrey	Harvard Gardens Rowhouses	30
	Vancouver	Welcome House Centre	27
	New Westminster	Ecole Fraser River Middle School	21
	Surrey	Little India Plaza	20
	Vancouver	980 Howe Office Building	20
<b>3. Thompson-Okanagan</b>	Oliver	Okanagan Correctional Centre	193
	Kamloops	Royal Inland Hospital - Clinical Services Building	69
	Kelowna	Kelowna Community Health and Services Centre (CHSC)	40
	Kelowna	Trades Complex - Okanagan College Expansion	35
<b>5. Cariboo</b>	Prince George	Civic Plaza Hotel Development	40
<b>8. Northeast</b>	Dawson Creek, Pouce Coupe, Taylor	Highway 2 and 97N Improvements	111
<b>Total</b>			<b>2,188</b>

Source: MPI, Q3 2016

# APPENDICES

## Appendix 4

### Project Value and Project Status for each Industry Sector – (July - September 2016)

	Proposed	Construction started	Completed	On hold	Total
Oil and Gas	209,195	2,368	0	1,650	213,213
Residential	17,664	32,647	990	2,643	53,944
Utilities	15,379	14,075	208	9,284	38,946
Mining	21,289	1,362	0	15,388	38,039
Manufacturing	36,105	50	0	270	36,425
Accommodation	5,452	4,849	40	1,406	11,747
Recreation	5,951	4,289	0	1,468	11,708
Roads & Highways	5,689	4,126	111	69	9,995
Other Infrastructure	3,280	4,720	0	790	8,790
Retail	1,088	2,260	20	0	3,368
Education	2,200	870	375	435	3,880
Health	259	2,217	109	0	2,585
Government & Other Institutional	81	1,671	220	0	1,972
Warehousing & Other Commercial	1,067	575	0	0	1,642
Office	667	530	75	80	1,352
	325,366	76,609	2,148	33,483	437,606

Source: MPI, Q3 2016

## Appendix 5

### Number of Regional Major Projects Excluding Completed Projects (by Project Category)

Development Region	Residential/ Commercial	Transportation & Warehousing	Mining, Oil & Gas Extraction	Utilities	Manufacturing	Public Services	Other Services	Total
Vancouver Island/Coast	87	11	6	19	1	9	7	140
Mainland/Southwest	298	49	6	39	2	45	10	449
Thompson-Okanagan	54	11	4	20	1	6	7	103
Kootenay	10		5	6	1	1	5	28
Cariboo	5	4	9	7	1		2	28
North Coast	2	16	31	10	5	2		66
Nechako	1	1	9	5				16
Northeast	2	12	24	22	2	2		64
Total	459	104	94	128	13	65	31	894

Source: MPI, Q3 2016

## B.C. GOVERNMENT CONTACT

### B.C. Government Contact

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Ministry of  
Jobs, Tourism  
and Skills Training