



Image courtesy: BC Government

Tall Timber student housing at BCIT's Burnaby campus completed construction in Q2 2025 and has officially opened adding 469 student beds, more than doubling the number of on-campus housing spaces at BCIT.

Cost: The B.C. government invested \$129 million in this project, an additional \$3 million was contributed by donors to the BCIT Foundation through the INSPIRE fundraising campaign.

BRITISH COLUMBIA MAJOR PROJECTS INVENTORY

SECOND QUARTER 2025



Ministry of
Post-Secondary Education
and Future Skills

British Columbia Major Projects Inventory

Second Quarter 2025

Major Projects Inventory as of June 30, 2025.

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About this Report

The objectives of this report are to analyze the updates to the Major Projects Inventory and to provide additional context on changes to construction activities. These snapshots of current construction activities are provided to help readers form expectations of the construction activities into the next quarter. This report was prepared with the most current data from the major projects inventory.

Detailed project listings are available in a searchable Excel database:

www.majorprojectsinventory.com

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1.Executive Summary – Q2 2025

The estimated total capital cost of all 1,006 major projects in the second quarter of 2025 increased slightly to \$385.50 billion (B) from \$385.30 B in the first quarter of 2025. The total capital cost is the combined estimated value of projects identified as proposed, construction started, completed, and on hold excluding cancelled projects.

There were 27 newly proposed projects over \$15 million (M) with available capital cost estimates totaling \$3.34 B if all the projects were to proceed. The potential capital investment for new projects decreased from \$4.61 B in the first quarter of 2025.

There were 32 projects that started construction during the second quarter of 2025, representing an estimated capital cost of \$4.29 B, down from the \$14.89 B reported in the first quarter of 2025. Twenty-nine projects completed construction in the second quarter of 2025, with an estimated capital cost of \$41.23 B compared to \$1.69 B in the previous quarter.

There were 343 projects with public funding contributions with a total capital cost of \$113.61 B. Funding for these projects is allocated through municipal, provincial and/or federal governments, crown corporations, public institutions and may include private partnerships. Of these, 187 projects worth a total of \$59.26 B had provincial government funding contributions.

There were 68 projects with a total estimated cost of \$146.01 B involving Indigenous communities in capacities such as project owners, project partners or benefit agreements.

Major projects currently under construction in B.C. equaled \$144.96 B, a decrease from \$176.38 B in the first quarter of 2025. Proposed projects totaled \$173.05 B, down from \$180.58 B in the previous quarter. Several major project proposals listed were in very preliminary stages and were not approved for construction, therefore capital cost estimates should be viewed with caution. Projects with a total value of \$26.27 B were judged to be 'on hold' in the second quarter of 2025, a slight decrease from \$26.65 B in the previous quarter.

All capital costs in this report were estimated and therefore subject to change. Some capital costs were not included because they were not available at press time, or the developer or owner requested that no capital cost be shown.

Figure 1.1 B.C. MPI Highlights



Note: Costs may not balance from the previous quarter due to possible revision of cost estimates for some projects

2. Major Projects Highlights – Q2 2025

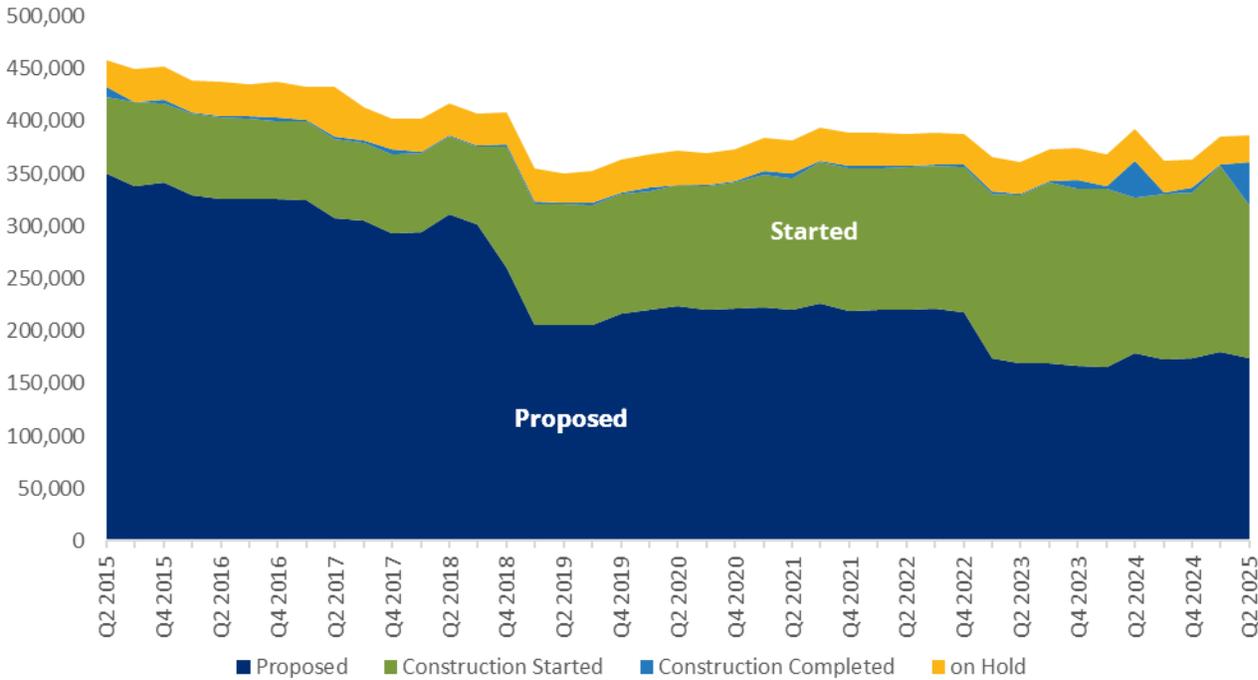
- The total estimated capital cost of major projects in B.C was \$385.50 B in the second quarter of 2025, up 0.1% from the first quarter of 2025, and down 1.7% compared to a year earlier.
- The capital cost of all major projects currently under construction in B.C. was estimated at \$144.96 B, down 17.8% from the \$176.38 B reported in the first quarter of 2025.
- The value of completed projects increased to \$41.23 B in Q2 2025, primarily due to the completion of LNG Canada valued at \$40 B.

Table 2.1 Summary of Major Projects by Project Status and Stage

Status	Q1 2025 (\$M)	Q2 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total Value (Q2 2025)	Number of Projects	Average Years in Inventory
Proposed	180,584	173,051	-4.2%	-3.2%	44.9%	512	7.6
<i>Consultation/Approvals</i>	69,344	49,305	-28.9%	-28.4%		187	9.2
<i>Permitting</i>	7,219	7,296	1.1%	9.1%		28	6.7
<i>Preliminary/Feasibility</i>	54,622	41,663	-23.7%	-17.2%		98	7.1
<i>Tender/Preconstruction</i>	22,014	18,404	-16.4%	-40.2%		100	2.8
<i>Stage unknown</i>	27,385	56,383	105.9%	155.8%		99	10.0
Construction started	176,376	144,959	-17.8%	-1.9%	37.6%	411	6.5
Completed	1,685	41,229	2346.8%	16.2%	10.7%	29	4.4
On hold	26,655	26,265	-1.5%	-13.3%	6.8%	54	15.6
Total	385,300	385,504	0.1%	-1.7%	100.0%	1,006	7.5

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 first recorded in the MPI and the current period.

Figure 2.1 Estimated Cost Trends in BC Major Projects (\$M)



2.1 Industry Summary

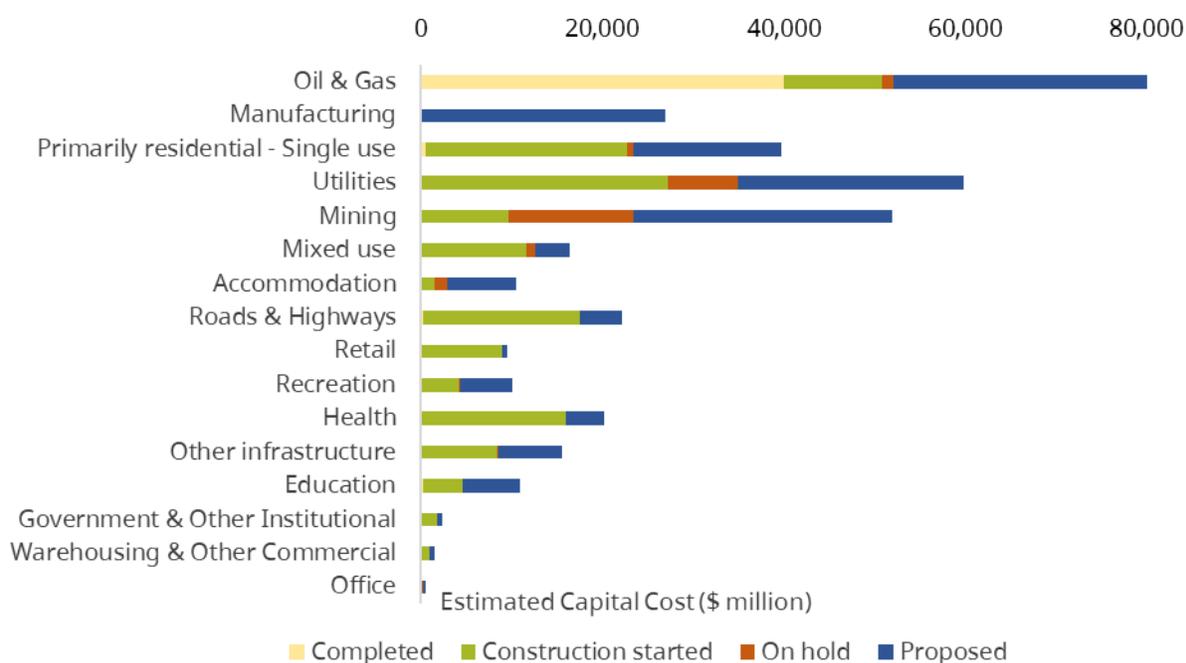
- In the second quarter of 2025, Oil and Gas projects (including LNG and pipelines) represented 22.7% of the total estimated capital costs in the MPI.
- Residential and Commercial development projects comprised 531 of 1,006 projects listed in the second quarter of 2025, representing a total estimated capital cost of \$78.26 B.
- Residential projects were concentrated in the Mainland/Southwest region (72.5%), Vancouver Island/Coast (15.3%), and Thompson-Okanagan (8.3%).
- Utility projects remain a key driver for the province, accounting for \$59.46 B (15.4%) of the total project costs. Of this, \$27.28 B represents projects currently underway.
- There were 56 mining projects listed in the MPI with a total estimated value of \$52.00 B.

Table 2.2 Summary of Major Projects by Project Category

Project Category	Q1 2025 (\$M)	Q2 2025 (\$M)	Percentage of Total	Change from previous quarter	Change from previous year	Number of Projects	Average Years in Inventory
Mining, Oil & Gas Extraction	114,710	121,520	31.5%	5.9%	32.8%	70	12
Residential/Commercial	76,493	78,262	20.3%	2.3%	0.6%	531	8
Transportation & Warehousing	55,804	56,059	14.5%	0.5%	-35.1%	81	6
Manufacturing	37,329	26,329	6.8%	-29.5%	-27.5%	9	10
Utilities	55,959	59,456	15.4%	6.2%	1.8%	126	9
Public Services	34,889	33,786	8.8%	-3.2%	5.6%	163	3
Other Services	10,116	10,092	2.6%	-0.2%	2.7%	26	14
Grand Total	385,300	385,504	100.0%	0.1%	-1.7%	1,006	7

Notes: 1) Liquefied Natural Gas (LNG) projects are classified under mining, oil and gas extraction. This is different from the North American Industry Classification System in which LNG liquefaction is classified as being in the transportation industry. 2) Oil and LNG pipelines are classified under 'Transportation & Warehousing.'

Figure 2.2 Status of Major Projects by Construction Subtype (\$M)



Note: Oil & Gas projects include LNG and pipelines

2.2 Regional Summary

- The total estimated cost of all major projects across all regions saw only a marginal increase of 0.1% from the previous quarter. While there were \$3.34 B newly proposed projects, the marginal change is attributed to offsetting factors such as cost revisions, cancellations and removal of projects completed in the previous quarter (see Figure 1.1).
- The largest increases were in the Thompson-Okanagan (20.6%) region, primarily driven by the Yellowhead Copper project (\$2.0 B), followed by the Cariboo (12.5%) and Nechako (6.3%) regions.
- By value, major projects remain highly concentrated in the Mainland/Southwest region, which accounts for 37.0% of the total estimated cost (\$142.68 B), and the North Coast region, which accounts for 31.5% of the total (\$121.54 B).

Table 2.3 Estimated Costs of Major Projects, by Region and Project Status (\$ M)

Development Region	Proposed	Construction started	Completed	On Hold	Total (Q2 2025)	Total change from previous quarter	Total change from previous year
Vancouver Island/Coast	12,537	14,638	142	1,958	29,275	4.0%	-7.1%
Mainland/Southwest	58,631	82,320	786	942	142,679	0.1%	7.2%
Thompson-Okanagan	9,929	11,857	301	2,384	24,471	20.6%	33.1%
Kootenay	5,802	2,571	0	1,420	9,793	-0.2%	94.3%
Cariboo	8,882	1,163	0	100	10,145	12.5%	-75.7%
North Coast	58,024	11,100	40,000	12,411	121,535	-6.8%	1.1%
Nechako	8,135	0	0	2,040	10,175	6.3%	48.4%
Northeast	11,111	21,310	0	5,010	37,431	5.1%	5.8%
Total	173,051	144,959	41,229	26,265	385,504	0.1%	-1.7%

Table 2.4 Major Projects by Construction Sub-type and Region (\$M)

Construction Type & Subtype	Vancouver Island/Coast	Mainland/Southwest	Thompson-Okanagan	Kootenay	Cariboo	North Coast	Nechako	Northeast	Total
Residential Subtotal	12,379	33,649	8,257	80		23	100	20	54,508
Primarily residential - single use	7,740	24,993	6,807	80		23	100	20	39,763
Residential mixed use	4,639	8,656	1,450						14,745
Commercial Subtotal	3,206	23,684	2,367	2,732	1,322	30		540	33,881
Commercial mixed use		1,690							1,690
Accommodation	2,056	4,680	587	2,282	940				10,545
Recreation	530	7,447	1,665	450					10,092
Retail	480	8,460	115					500	9,555
Office	100	412							512
Warehousing		35							35
Other commercial	40	960			382	30		40	1,452
Industrial Subtotal		11,929	4,539	5,922	4,771	115,411	9,109	14,568	166,249
Mining		160	4,539	5,922	4,686	23,811	9,109	3,768	51,995
Oil & Gas		10,885			70	69,570		6,800	87,325
Manufacturing - wood products						30			30
Manufacturing - petrochemical		600				22,000		4,000	26,600
Other manufacturing		284			15				299
Institutional & Government Subtotal	6,524	21,928	1,784	324	2,110	127		607	33,404
Education	2,382	7,510	699	73	61	127		17	10,869
Health	2,439	13,799	1,085	251	2,049			590	20,213
Government buildings	1,703	619							2,322
Infrastructure Subtotal	7,166	51,489	7,524	735	1,942	5,944	966	21,696	97,462
Utilities	4,525	20,777	4,853	710	1,404	4,952	921	21,696	59,838
Roads & highways	554	18,579	2,249	25	538	140	45		22,130
Other transportation	2,087	11,133	422			852			14,494
Other infrastructure		1,000							1,000
Grand Total	29,275	142,679	24,471	9,793	10,145	121,535	10,175	37,431	385,504

3. Regional Overviews

3.1 Vancouver Island/Coast

- In Q2 2025, the Vancouver Island/Coast region had a total of 141 major projects with a combined value of \$29.28 B. This is a 4.0% increase over the first quarter of 2025 and a 7.1% decrease from the previous year.
- There were two newly proposed residential projects (see Appendix 1) and two projects that started construction (see Appendix 2).
- Five projects completed construction this quarter including the Nanaimo Regional General Hospital Intensive Care Unit Replacement (\$60 M) in Nanaimo. See the full list in Appendix 3.

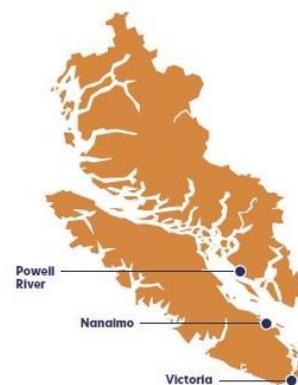


Table 3.1-1 Summary of Vancouver Island/Coast Major Projects (by Project Status and Stage)

Status	Q1 2025 (\$M)	Q2 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total Value (Q2 2025)	Number of Projects	Average Years in Inventory
Proposed	12,400	12,537	1.1%	9.7%	42.8%	71	8.8
<i>Consultation/Approvals</i>	6,264	6,449	3.0%	6.4%		33	9.3
<i>Permitting</i>	540	540	0.0%	0.0%		4	9.4
<i>Preliminary/Feasibility</i>	3,120	3,055	-2.1%	3.5%		10	7.9
<i>Tender/Preconstruction</i>	505	539	6.7%	2.7%		9	2.5
<i>Stage unknown</i>	1,971	1,954	-0.9%	44.3%		15	11.7
Construction started	13,569	14,638	7.9%	1.0%	50.0%	54	7.0
Completed	212	142	-33.0%	11.8%	0.5%	5	3.8
On hold	1,958	1,958	0.0%	-64.2%	6.7%	11	15.1
Total	28,139	29,275	4.0%	-7.1%	100.0%	141	8.4

Note: 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 current period.

Figure 3.1-1 Estimated Cost Trends in BC Major Projects (\$M), Vancouver Island/Coast

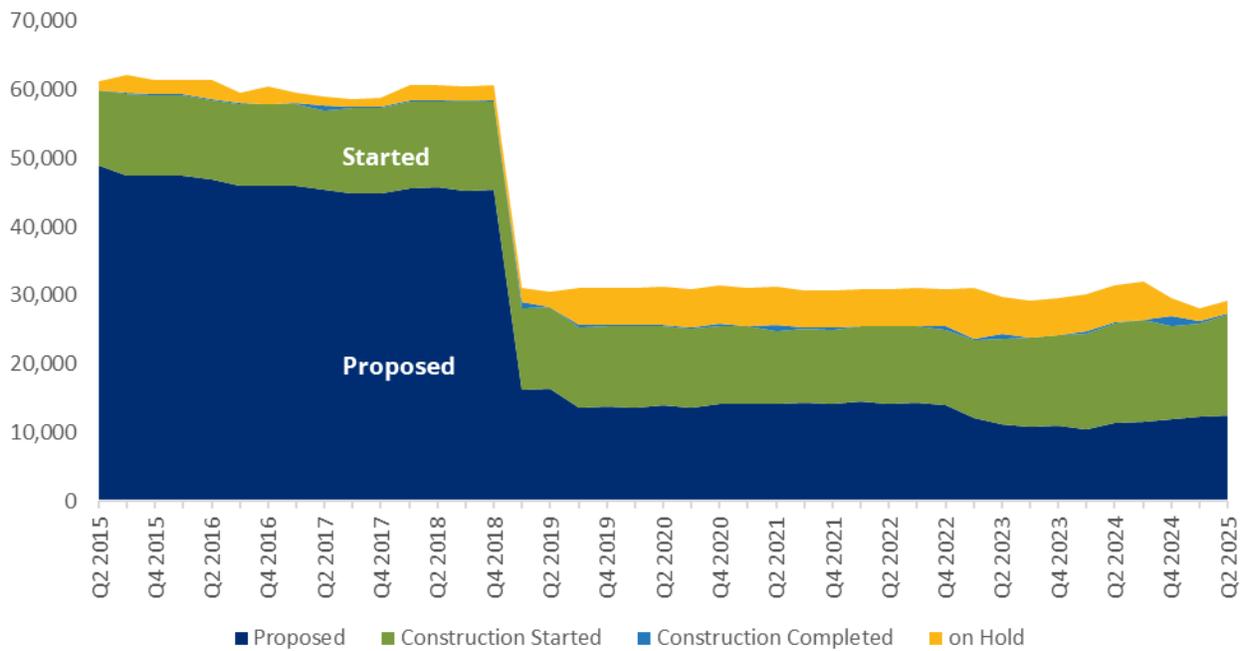
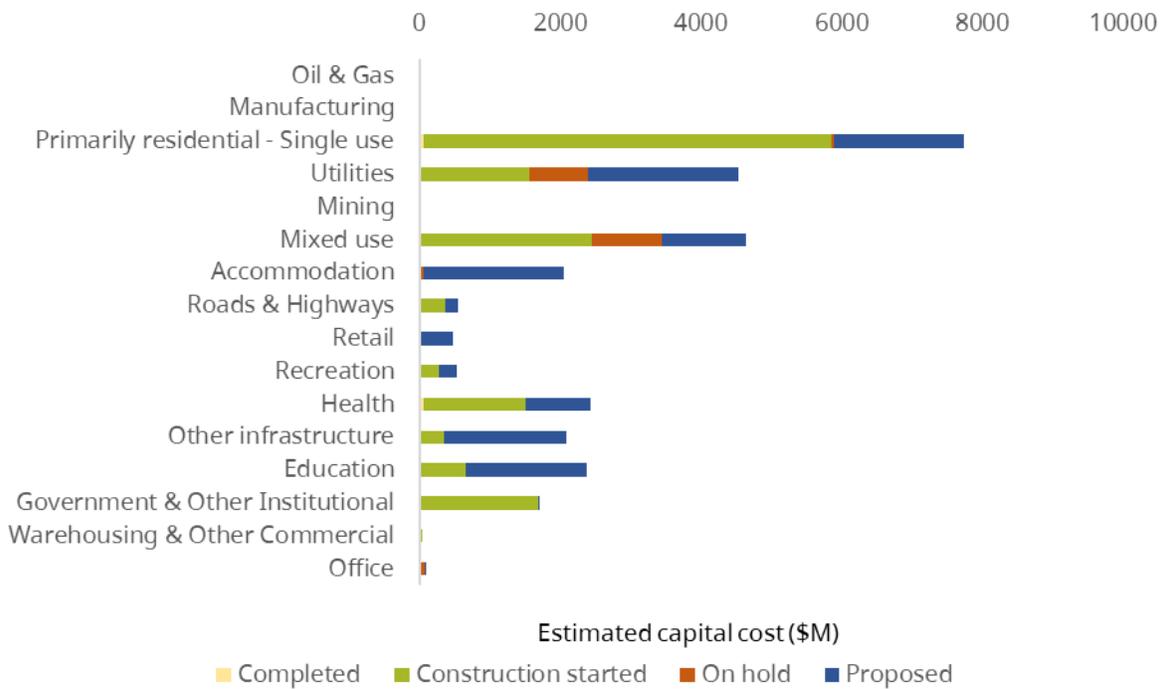


Figure 3.1-2 Status of Major Projects, by Construction Subtype, Vancouver Island/Coast



Note: Oil and Gas Extraction includes LNG and pipelines

3.2 Mainland/Southwest

- In Q2 2025, the Mainland/Southwest region had a total of 574 major projects with a combined value of \$142.68 B for a 0.1% increase from the first quarter of 2025 and a 7.2% increase from the previous year.
- This quarter, there were nineteen newly proposed projects (\$723 M), most of which were residential. See the full list in Appendix 1.
- Fifteen major projects began construction this quarter, including the BC Children's Hospital Complex Care Building (\$310 M) in Vancouver. See projects underway in Appendix 2.
- Construction was completed on nineteen projects this quarter. Notable projects included the BCIT Student Housing Tall Timber House (\$144 M) in Burnaby and the Police Department Renovation and Expansion (\$87 M) in Abbotsford. See more in Appendix 3.



Table 3.2-1 Summary of Mainland/Southwest Major Projects (by Project Status and Stage)

Status	Q1 2025 (\$M)	Q2 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total (Value)	Number of Projects	Average Years in Inventory
Proposed	60,786	58,631	-3.5%	-18.6%	41.1%	303	6.1
<i>Consultation/Approvals</i>	20,150	26,716	32.6%	27.5%		107	8.1
<i>Permitting</i>	3,841	3,336	-13.1%	-13.8%		17	6.0
<i>Preliminary/Feasibility</i>	20,366	16,107	-20.9%	-23.6%		58	6.1
<i>Tender/Preconstruction</i>	12,111	8,635	-28.7%	-52.5%		80	2.3
<i>Stage unknown</i>	4,318	3,837	-11.1%	-52.0%		41	8.1
Construction started	80,170	82,320	2.7%	37.2%	57.7%	239	5.6
Completed	1,216	786	-35.4%	33.0%	0.6%	19	4.3
On hold	332	942	183.7%	107.0%	0.7%	13	12.2
Total	142,504	142,679	0.1%	7.2%	100.0%	574	6.0

Note: 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 current period.

Figure 3.2-1 Estimated Cost Trends in BC Major Projects (\$M), Mainland/Southwest

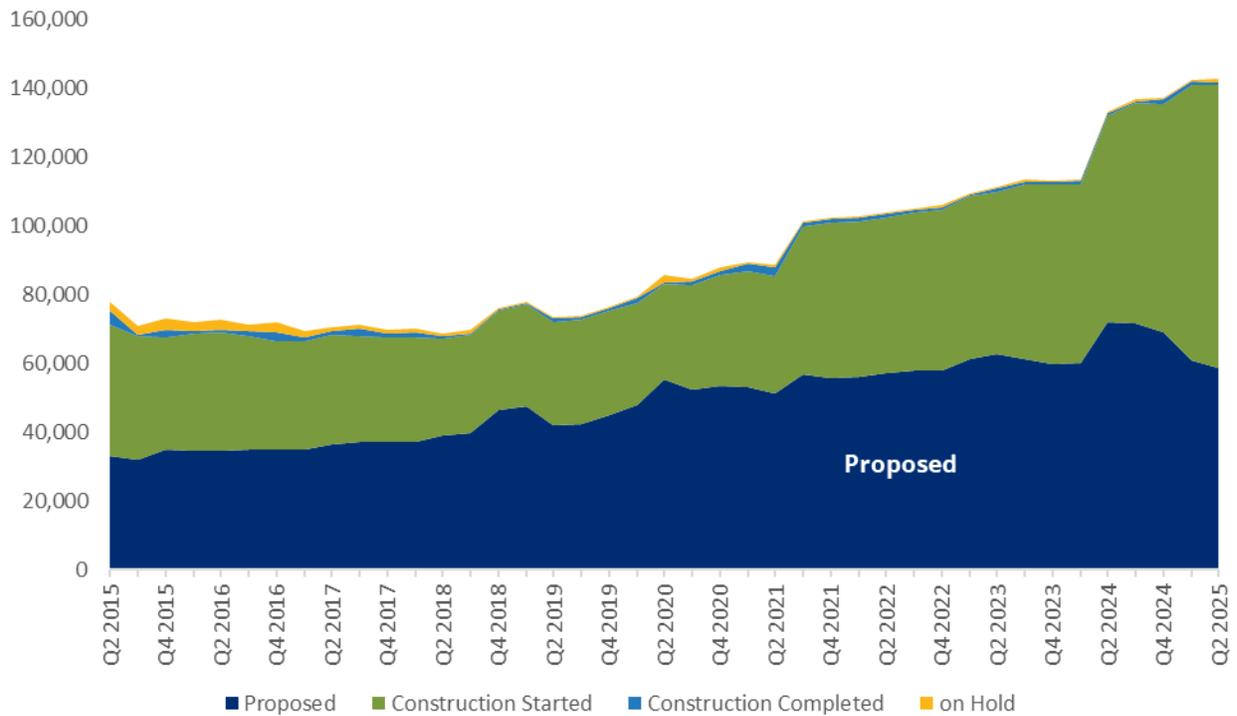
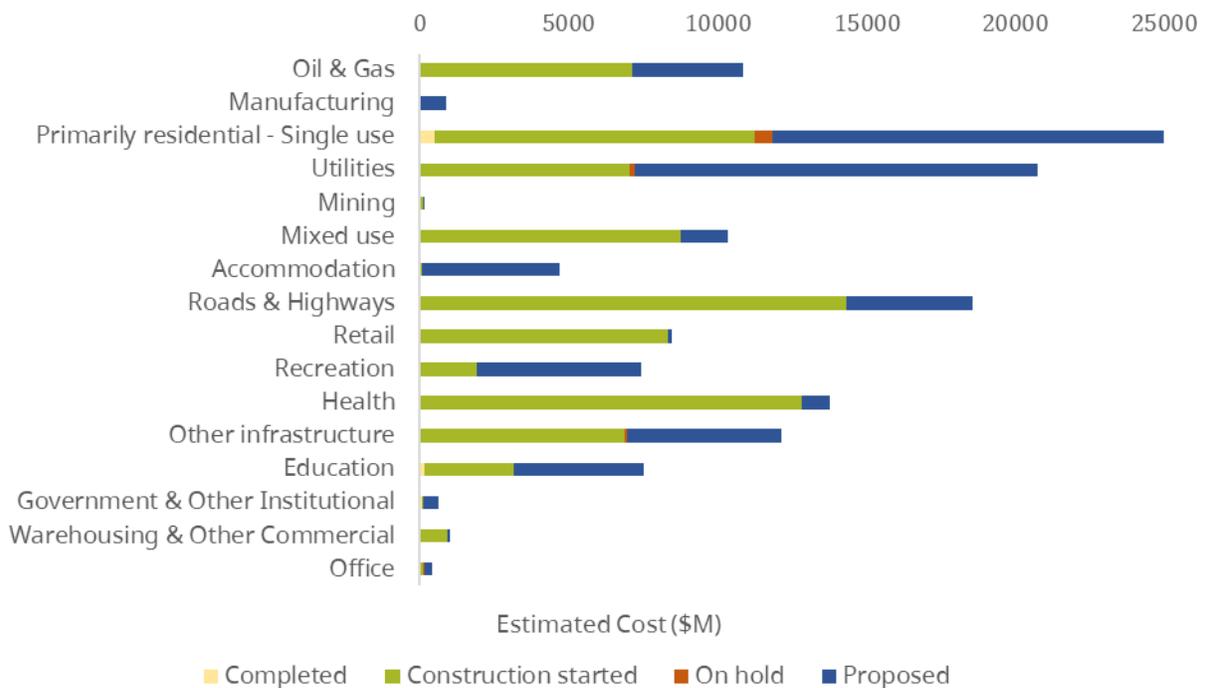


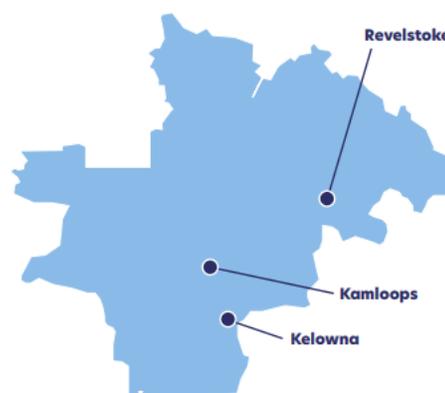
Figure 3.2-2 Status of Major Projects, by Construction Subtype, Mainland/Southwest



Note: Oil and Gas Extraction includes LNG and pipelines

3.3 Thompson - Okanagan

- In Q2 2025, the Thompson-Okanagan region had a total of 114 major projects with a combined value of \$24.47 B, an increase of 20.6% from the previous quarter and an increase of 33.1% from the previous year.
- There were four new projects added this quarter including the Yellowhead Copper Project (\$2.0 B) in Vavenby area.



- Construction began on seven projects this quarter. See Appendix 2 for full list.
- Construction was completed this quarter on four major projects. Notable projects completed include the Highway 1 Corridor - Nicomen Bridge (\$144 M) in Othello-Merrit and the Highway 1 Quartz Creek Bridge (\$119 M) in Golden. See Appendix 3 for the full list.

Table 3.3-1 Summary of Thompson-Okanagan Major Projects (by Project Status and Stage)

Status	Q1 2025 (\$M)	Q2 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total (Value)	Number of Projects	Average Years in Inventory
Proposed	5,779	9,929	71.8%	97.2%	40.6%	40	7.9
<i>Consultation/Approvals</i>	2,639	2,699	2.3%	-7.4%		12	11.8
<i>Permitting</i>	150	432	188.0%	-15.1%		2	10.5
<i>Preliminary/Feasibility</i>	335	2,300	586.6%	293.8%		9	6.3
<i>Tender/Preconstruction</i>	1,929	1,906	-1.2%	315.3%		4	2.0
<i>Stage Unknown</i>	726	2,592	257.0%	358.0%		13	6.9
Construction started	11,919	11,857	-0.5%	14.3%	48.5%	63	9.0
Completed	202	301	49.0%	-49.9%	1.2%	4	3.2
On hold	2,384	2,384	0.0%	0.0%	9.7%	7	18.9
Total	20,284	24,471	20.6%	33.1%	100.0%	114	9.1

Note: 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 current period.

Figure 3.3-1 Estimated Cost Trends in BC Major Projects (\$M), Thompson-Okanagan

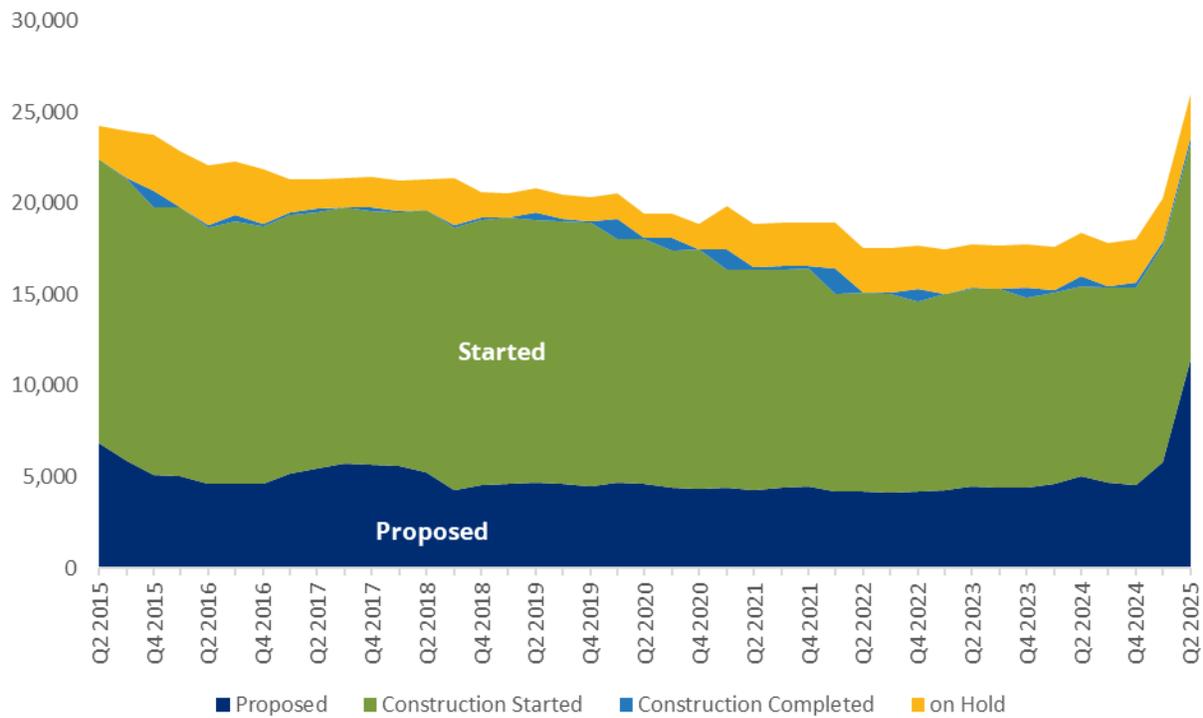
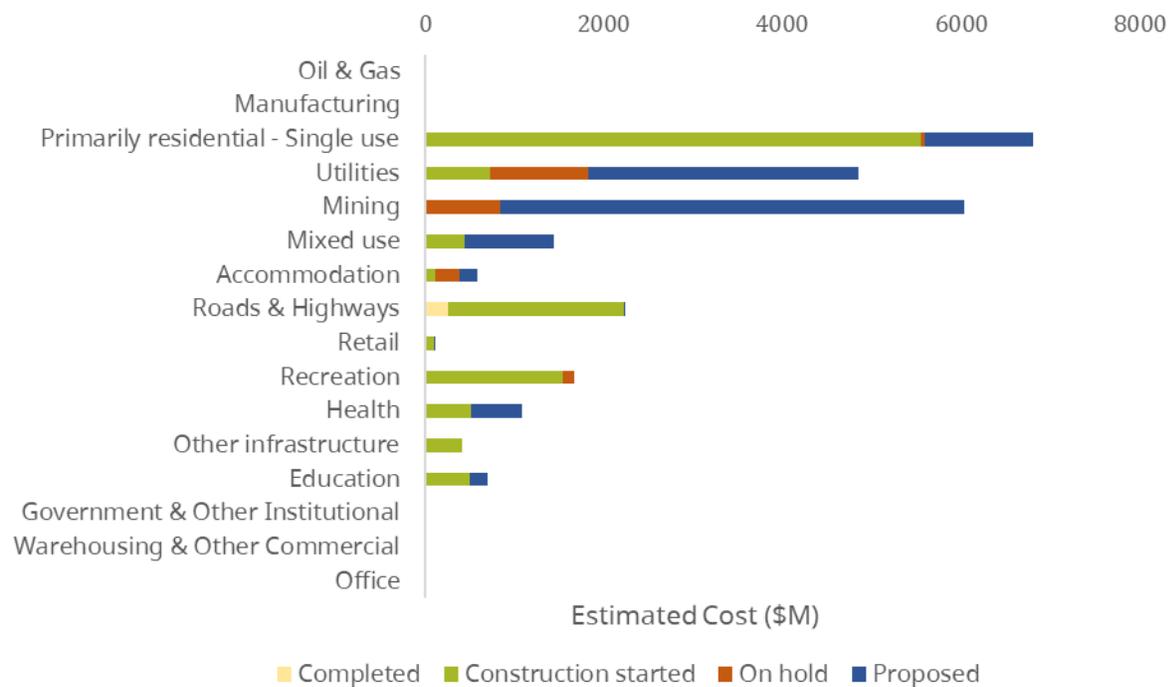


Figure 3.3-2 Status of Major Projects, by Construction Subtype, Thompson-Okanagan



Note: Oil and Gas Extraction includes LNG and pipelines

3.4 Kootenay

- In Q2 2025, the Kootenay region had a total of 33 major projects with a combined value of \$9.79 B, a decrease of 0.2% from the previous quarter and 94.3% increase compared to the previous year.
- There were no construction update activities in this quarter.

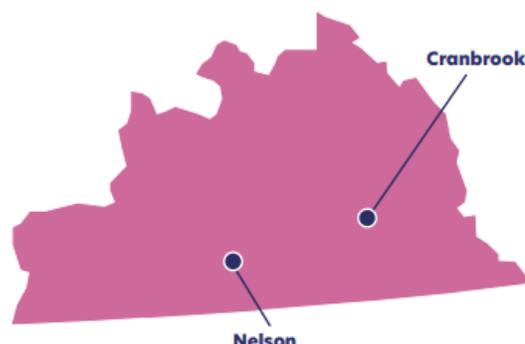


Table 3.4-1 Summary of Kootenay Major Projects (by Project Status and Stage)

Status	Q1 2025 (\$M)	Q2 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total (Value)	Number of Projects	Average Years in Inventory
Proposed	5,802	5,802	0.0%	413.0%	59.2%	12	8.0
<i>Consultation/Approvals</i>	1,133	1,133	0.0%	24.9%		5	7.4
<i>Permitting</i>							
<i>Preliminary/Feasibility</i>	4,445	4,445	0.0%			3	7.9
<i>Tender/Preconstruction</i>						1	2.3
<i>Stage unknown</i>	224	224	0.0%	0.0%		3	10.8
Construction started	2,571	2,571	0.0%	5.8%	26.3%	18	12.5
Completed	19		-100.0%	-100.0%			
On hold	1,420	1,420	0.0%	0.0%	14.5%	3	19.0
Total	9,812	9,793	-0.2%	94.3%	100.0%	33	11.4

Note: 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 current period.

Figure 3.4-1 Estimated Cost Trends in BC Major Projects (\$M), Kootenay

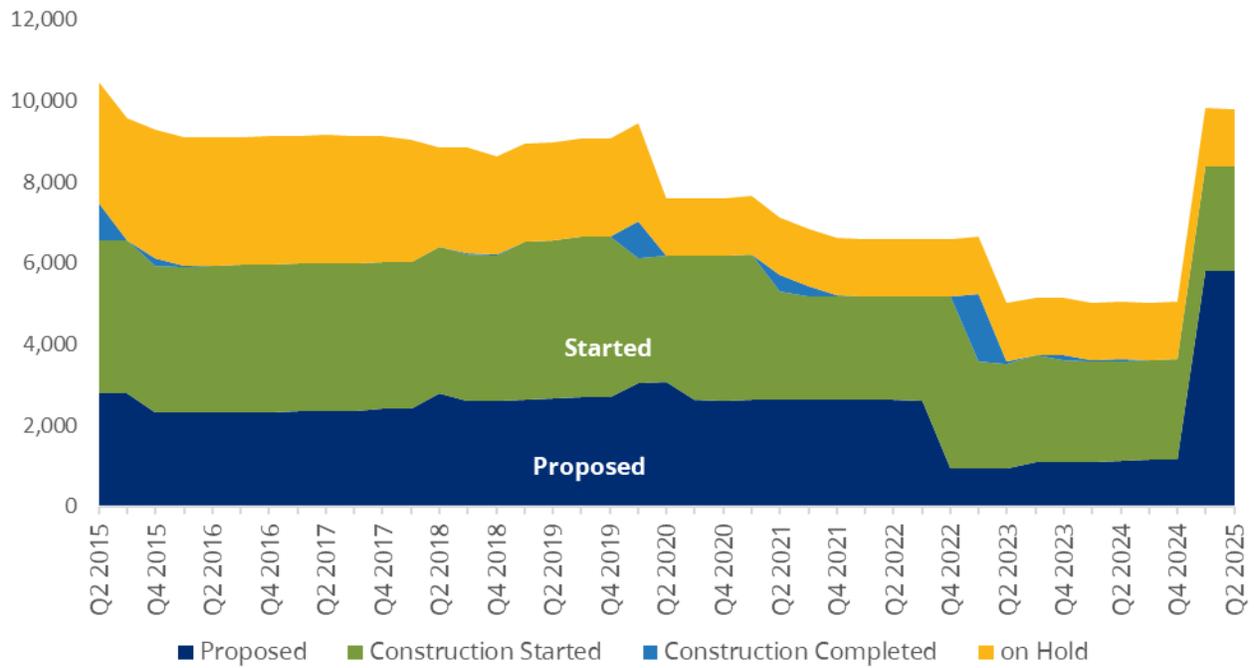
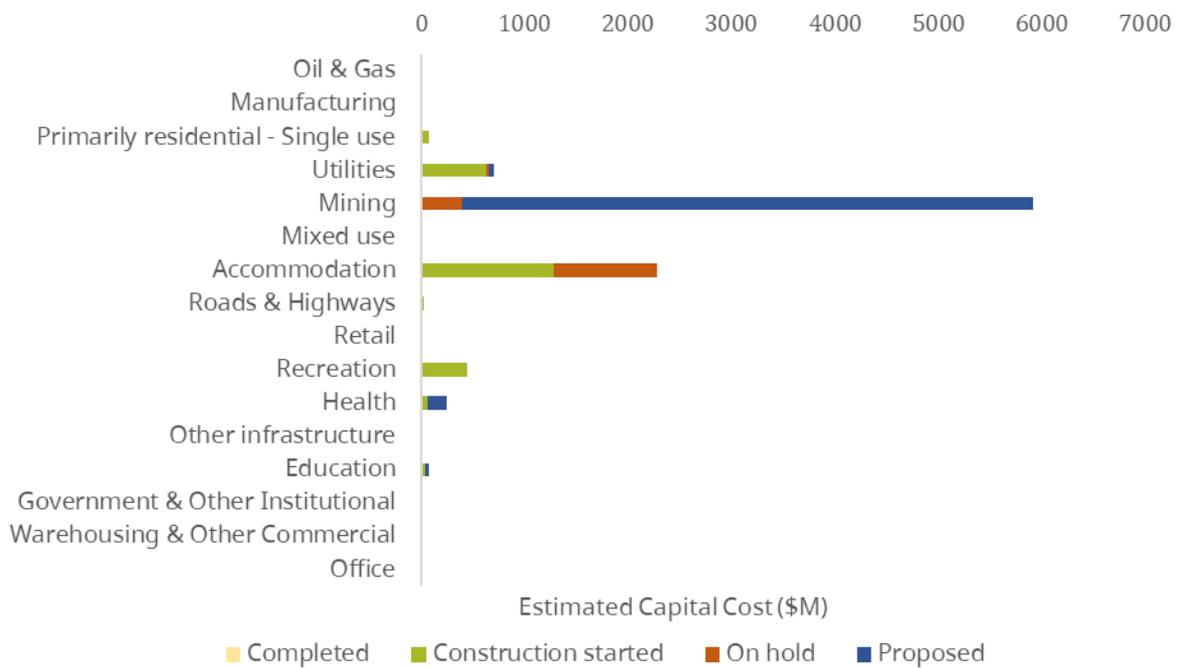


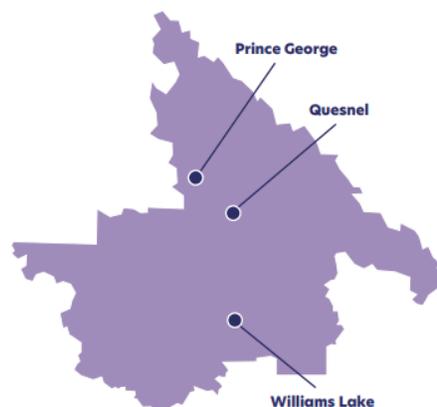
Figure 3.4-2 Status of Major Projects, by Construction Subtype, Kootenay



Note: Oil and Gas Extraction includes LNG and pipelines

3.5 Cariboo

- In Q2 2025, the Cariboo region had a total of 37 major projects with a combined value of \$10.15 B, 12.5% higher than the previous quarter and 75.7% lower than Q2 2024.
- There were two newly proposed projects, the Angus project (\$300 M), a proposed silica mine and the Blackwater Gold Facilities Upgrade (\$110 M) to increase mine capacity (Phase 1A), both are near Prince George. Blackwater Gold’s Phase 2 expansion is expecting an investment decision in Q4-2025.



- There were two projects that started construction this quarter (see Appendix 2).

Table 3.5-1 Summary of Cariboo Major Projects (by Project Status and Stage)

Status	Q1 2025 (\$M)	Q2 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total (Value)	Number of Projects	Average Years in Inventory
Proposed	6,652	8,882	33.5%	55.3%	87.6%	26	11.0
<i>Consultation/Approvals</i>	2,233	2,233	0.0%	-21.3%		6	14.1
<i>Permitting</i>	918	1,218	32.7%			2	2.2
<i>Preliminary/Feasibility</i>	992	1,392	40.3%	-26.4%		8	8.2
<i>Tender/Preconstruction</i>	1,639	1,639	0.0%	1254.5%		2	15.6
<i>Stage unknown</i>	870	2,400	175.9%	175.9%		8	12.5
Construction started	1,249	1,163	-6.9%	21.5%	11.5%	10	1.9
Completed	19		-100.0%	-100.0%			
On hold	1,100	100	-90.9%	-90.9%	1.0%	1	25.3
Total	9,020	10,145	12.5%	-75.7%	100.0%	37	8.9

Note: 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 current period.

Figure 3.5-1 Estimated Cost Trends in BC Major Projects (\$M), Cariboo

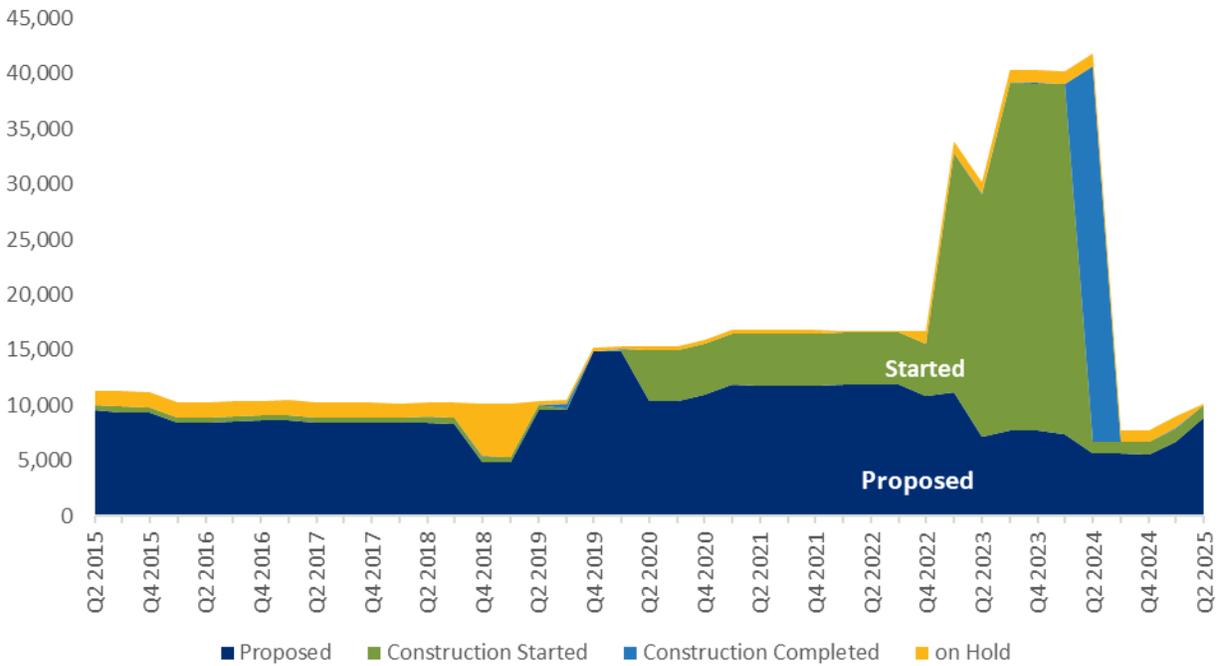
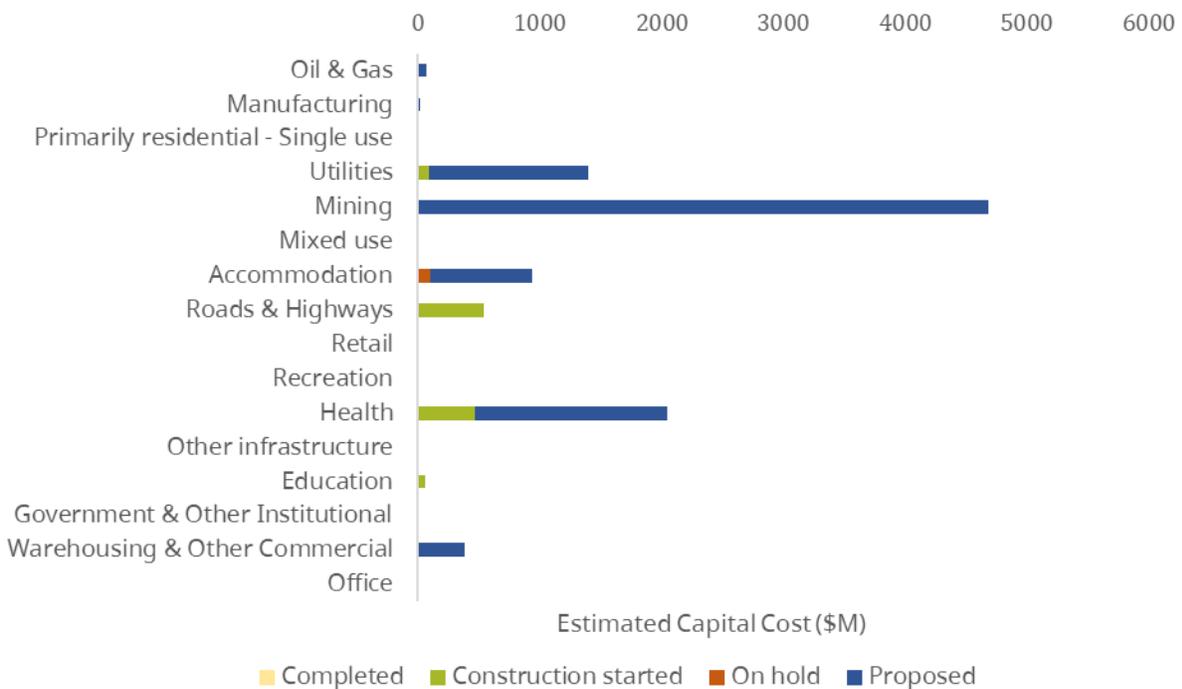


Figure 3.5-2 Status of Major Projects, by Construction Subtype, Cariboo



Note: Oil and Gas Extraction includes LNG and pipelines

3.6 North Coast and Nechako

- In Q2 2025, the North Coast region had a total of 52 major projects with a combined value of \$121.54 B, a decrease of 6.8% from the previous quarter and an increase of 1.1% from the previous year.
- The Pacific Future Energy Refinery project (\$11 B) first proposed in 2014 was cancelled in Q2 2025.
- Four projects started construction this quarter, including the Ridley Island Energy Export Facility (\$750 M). See the full list in Appendix 2.
- LNG Canada Facility (\$40 B), the largest LNG export terminal in Canada, located in Kitimat, completed construction as of Q2 2025.

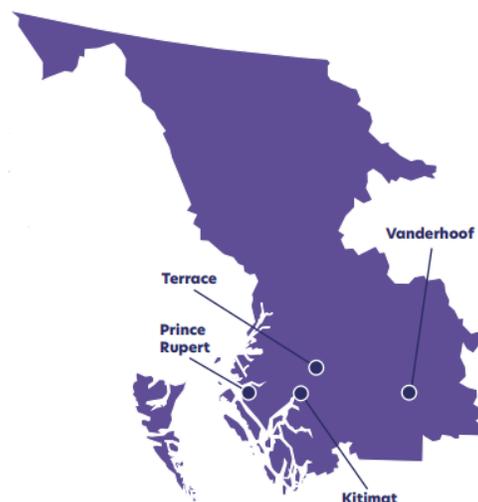


Table 3.6-1 Summary of North Coast Major Projects (by Project Status and Stage)

Status	Q1 2025 (\$M)	Q2 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total (Value)	Number of Projects	Average Years in Inventory
Proposed	71,119	58,024	-18.4%	-16.4%	47.7%	27	12.5
<i>Consultation/Approvals</i>	32,449	5,599	-82.7%	-81.7%		11	11.0
<i>Permitting</i>	250	250	0.0%	0.0%		1	7.1
<i>Preliminary/Feasibility</i>	21,375	10,375	-51.5%	-49.1%		4	14.0
<i>Tender/Preconstruction</i>	5,790	5,645	-2.5%	-50.8%		3	5.9
<i>Stage unknown</i>	11,255	36,155	221.2%	443.3%		8	16.9
Construction started	46,788	11,100	-76.3%	-71.2%	9.1%	14	3.2
Completed	17	40,000	235194.1%		32.9%	1	13.6
On hold	12,411	12,411	0.0%	1.3%	10.2%	10	15.9
Total	130,335	121,535	-6.8%	1.1%	100.0%	52	10.7

Note: 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 current period.

Figure 3.6-1 Estimated Cost Trends in BC Major Projects (\$M), North Coast

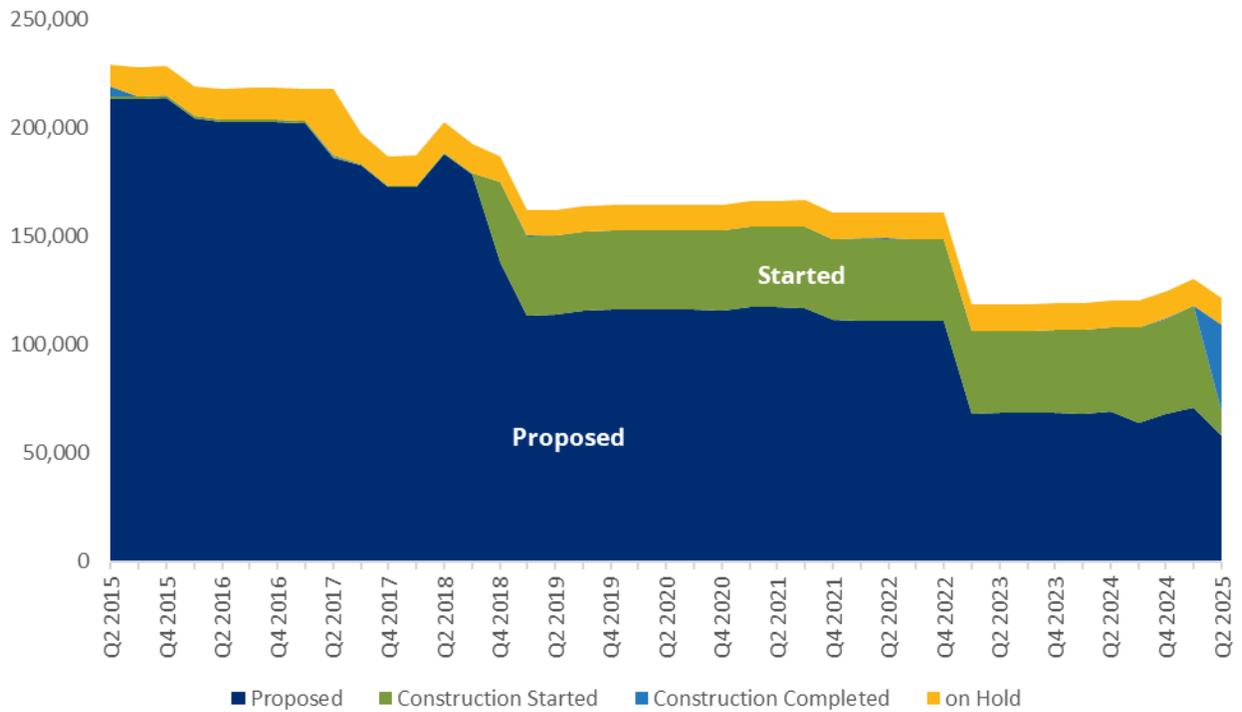
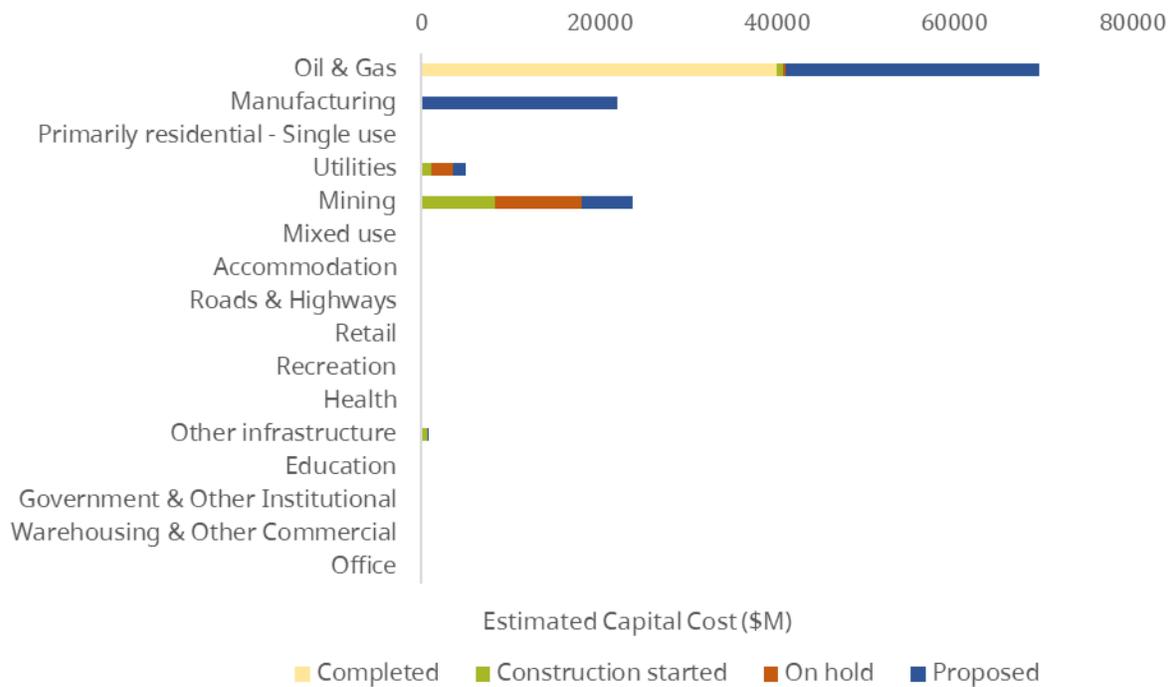


Figure 3.6-2 Status of Major Projects, by Construction Subtype, North Coast



Note: Oil and Gas Extraction includes LNG and pipelines

- In Q2 2025, the Nechako region had a total of 19 major projects with a combined value of \$10.18 B, a 6.3% increase from the previous quarter and 48.4% increase from the previous year.
- There were no construction update activities in this quarter.

Table 3.6-2 Summary of Nechako Major Projects (by Project Status and Stage)

Status	Q1 2025 (\$M)	Q2 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total (Value)	Number of Projects	Average Years in Inventory
Proposed	7,535	8,135	8.0%	163.6%	80.0%	15	11.9
<i>Consultation/Approvals</i>	1,086	1,086	0.0%	26.1%		6	14.3
<i>Permitting</i>							
<i>Preliminary/Feasibility</i>	3,989	3,989	0.0%	331.2%		6	10.0
<i>Tender/Preconstruction</i>							
<i>Stage unknown</i>	2,460	3,060	24.4%	135.4%		3	10.8
Construction started				-100.0%		1	13.6
Completed							
On hold	2,040	2,040	0.0%	-7.1%	20.0%	3	18.8
Total	9,575	10,175	6.3%	48.4%	100.0%	19	13.1

Note: 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 current period

Figure 3.6-3 Estimated Cost Trends in BC Major Projects (\$M), Nechako

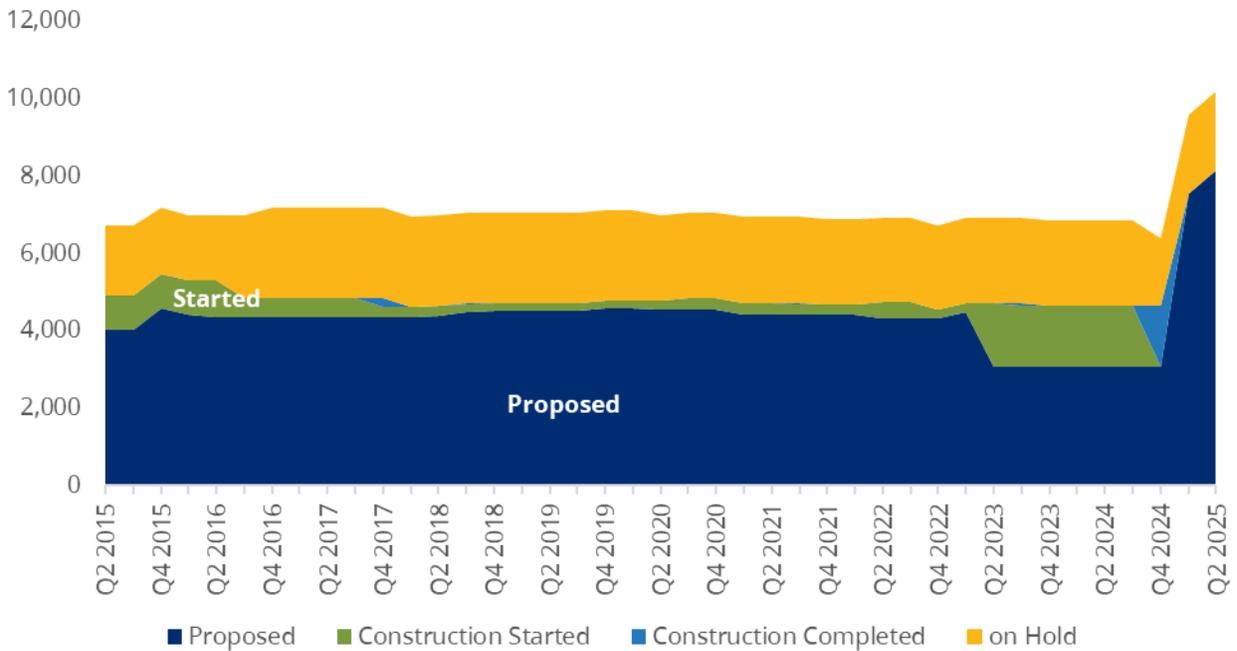
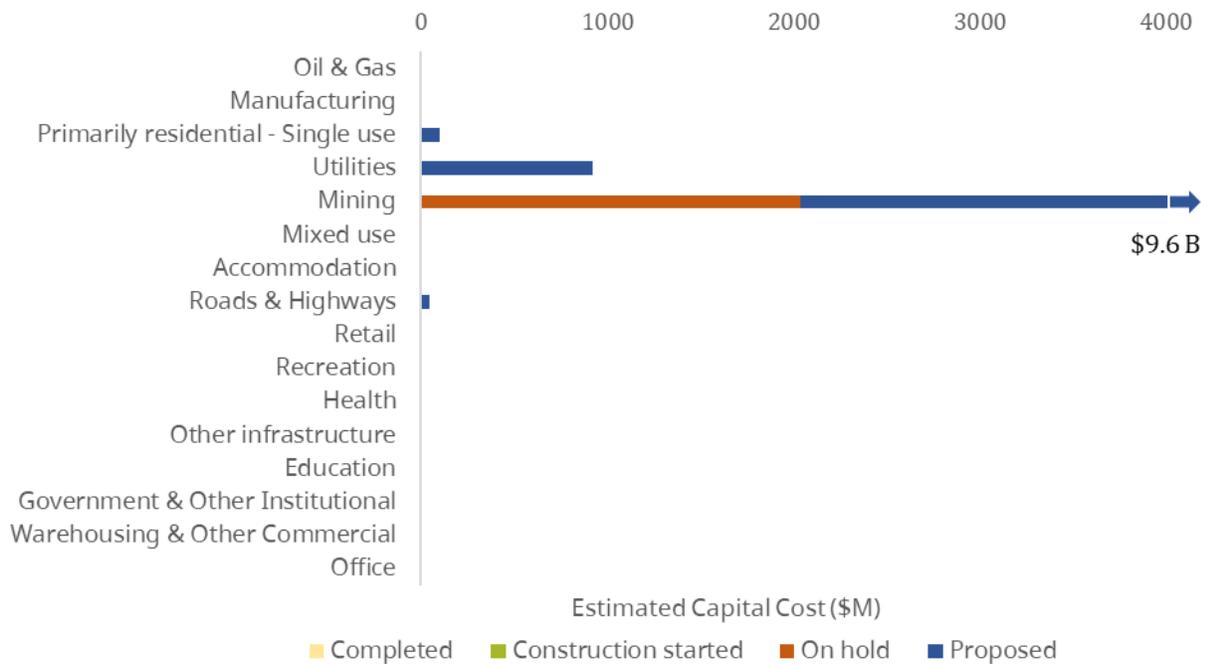


Figure 3.6-4 Status of Major Projects, by Construction Subtype, Nechako



Note: Oil and Gas Extraction includes LNG and pipelines

3.7 Northeast

- In Q2 2025, the Northeast region had a total of 36 major projects with a combined value of \$37.43 B, 5.1% higher than the previous quarter and 5.8% higher than a year before.
- The Aspen Point Program (\$1.2 B), a gas pipeline to include expansion of T-North section of Westcoast connector, started construction in Q2 2025 and is expected to be complete in Q4 2026.

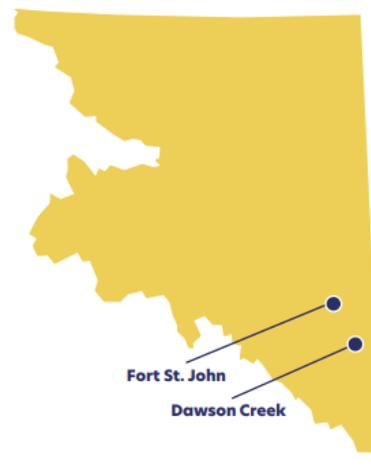


Table 3.7-1 Summary of Northeast Major Projects (by Project Status and Stage)

Status	Q1 2025 (\$M)	Q2 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total (Value)	Number of Projects	Average Years in Inventory
Proposed	10,511	11,111	5.7%	2.1%	29.7%	18	11.3
<i>Consultation/Approvals</i>	3,390	3,390	0.0%	-9.4%		7	11.1
<i>Permitting</i>	1,520	1,520	0.0%	0.0%		2	8.1
<i>Preliminary/Feasibility</i>				-100.0%			
<i>Tender/Preconstruction</i>	40	40	0.0%	0.0%		1	12.1
<i>Stage unknown</i>	5,561	6,161	10.8%	100.2%		8	12.2
Construction started	20,110	21,310	6.0%	10.0%	56.9%	12	7.8
Completed				-100.0%			
On hold	5,010	5,010	0.0%	0.0%	13.4%	6	15.0
Total	35,631	37,431	5.1%	5.8%	100.0%	36	10.7

Note: 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 current period

Figure 3.7-1 Estimated Cost Trends in BC Major Projects (\$M), Northeast

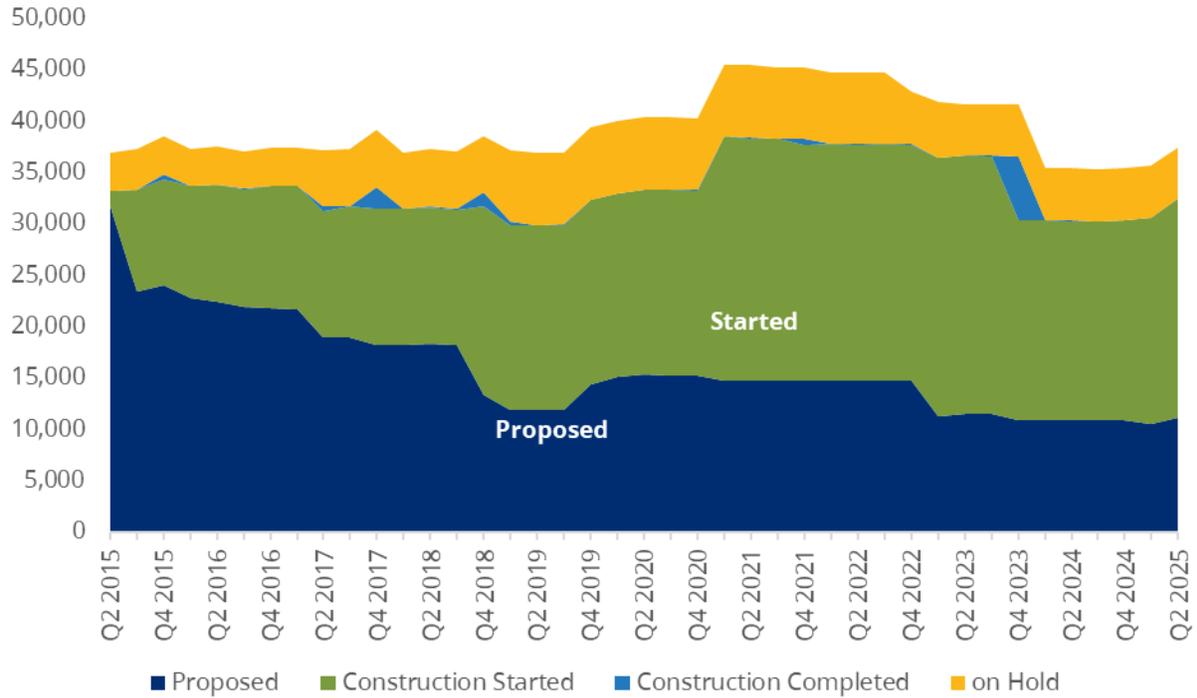
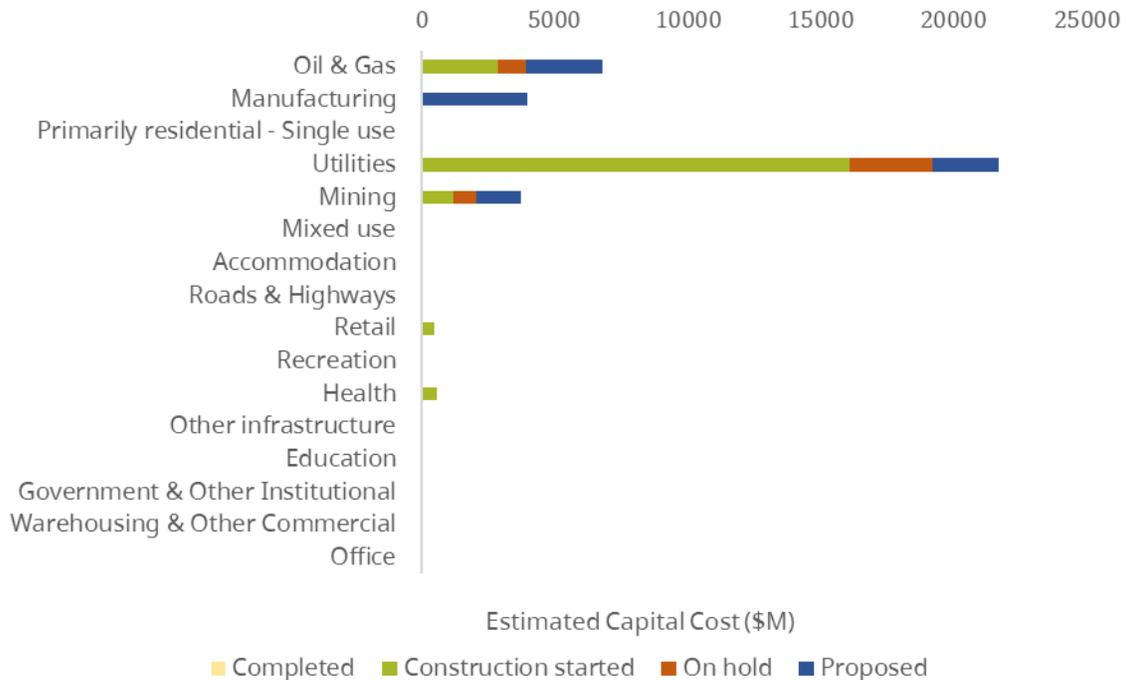


Figure 3.7-2 Status of Major Projects, by Construction Subtype, Northeast



Note: Oil and Gas Extraction includes LNG and pipelines

4. Appendices

Appendix 1: New Proposed Projects

Appendix 1: New Proposed Projects *April - June 2025			
Region	Municipality	Project	Estimated Cost (\$ Million)
Vancouver Island/Coast	Saanich	760 Tolmie Avenue Condos	100
	Victoria	Quebec & Montreal Condominium	20
Mainland/Southwest	Aldergrove	Aldergrove Town Centre	20
	Burnaby	Koi Highrise Condominium	45
	Coquitlam	Wilford Condominiums	20
	Coquitlam	Dogwood Street Townhomes	20
	Langley	Rowan Condominiums	24
	Langley	Fenway Condominiums	40
	Langley	Townside Village Townhomes and Condos	80
	New Westminster	810 Agnes Street Condos	60
	New Westminster	Sangster Place Condos	28
	Port Coquitlam	Wellon Street Townhomes	20
	Port Coquitlam	Livy Condominium	20
	Port Moody	Inlet District Development	100
	Surrey	Stowa Condominiums	
	Surrey	74 Ave Condos	30
	Surrey	Interchange Condominium	24
	Surrey	Harlowe Condominiums	20
	Surrey	Clayton Heights Secondary Addition	90
	Surrey	Bourna Condominiums	22
	Victoria	One Victoria Place	60
Thompson-Okanagan	Princeton Area	Copper Mountain Mine New Ingerbelle Extension Project	
	Lytton	Highway 1 - Sackum Bridge Replacement	23
	Merritt	Dike Replacement Project	60
	Vavenby Area	Yellowhead Copper Project	2000
Cariboo	Prince George	Blackwater Gold Facilities Upgrade	110
	Prince George	Angus Project	300
Total			3,336

Appendix 2: Projects Starting Construction

Appendix 2: Projects Starting Construction *April - June 2025				
Region	Municipality	Project	Completion Date	Estimated Cost (\$ Million)
Vancouver Island/Coast	Powell River	Edgehill Elementary School Addition	2026-Q1	17
	Victoria	930 Pandora Affordable Housing Apartments	2027-Q4	114
Mainland/Southwest	Burnaby	Reign at Metrotown	2028-Q4	80
	Coquitlam	Village at Fraser Mills	2030-Q4	600
	Coquitlam	Ironwood Condominium	2028-Q4	80
	Langley	Brookwood-Fernridge Firehall	2026-Q1	32
	Langley	Smith Athletic Park		190
	Langley	The Merchant Condominiums	2027-Q2	25
	Pemberton	École La Vallée	2027-Q3	78
	Port Coquitlam	Porthaven Condominium	2027-Q2	
	Squamish	Three Summits Condominium	2026-Q4	40
	Surrey	Skyliving Highrise Condominium	2027-Q1	
	Surrey	Ecole Kwantlen Park Secondary Expansion	2027-Q2	45
	Surrey	Port Kells - Distribution Load Interconnection Project	2026-Q3	30
	Surrey	King George Boulevard Rental Tower	2026-Q3	40
	Vancouver	UBC - Community Health and Fitness Centre	2025-Q4	210
	Vancouver	BC Children's Hospital Complex Care Building	2028-Q4	310
Thompson-Okanagan	Clinton	Peace Region to Kelly Lake - Reactor Replacement (Phase 2) Project	2027-Q3	34
	Kelowna	Hudson Road Elementary	2027-Q3	23
	Kelowna	Residential Development	2025-Q4	24
	Revelstoke	Mica Townsite Apartment Accommodation Project	2026-Q4	67
	Revelstoke	Mica - U1-U4 Neutral CT and Neutral Conductor Replacement Project	2029-Q1	16
	Vernon	Affordable Housing Complex	2025-Q4	23

	Westbank	Westbank - New Westbank Feeder and Feeder Ductbank Extension (SI-OKA-214) Project	2028-Q1	38
Cariboo	Prince George	Long-term Care Facility	2028-Q1	
	Prince George	Tsay Keh Dene - Diesel Station Capacity Increase Project	2027-Q4	27
	Prince George	Peace Region to Kelly Lake - Reactor Replacement (Phase 3) Project	2028-Q1	33
North Coast	Prince Rupert	Prince Rupert Middle School	2027-Q3	127
	Prince Rupert	McBride Street Roundabout	2027-Q4	18
	Prince Rupert	Ridley Island Energy Export Facility (REEF)	2026-Q4	750
	Prince Rupert	Oldfield (OFD) Voltage Conversion 12 to 25kV (NI-NEW-273)	2025-Q3	17
Northeast	Fort St. John	Aspen Point Program	2026-Q4	1200
Total				4,288

Appendix 3: Projects Completing Construction

Appendix 3: Projects Completing Construction *April - June 2025			
Region	Municipality	Project	Estimated Cost (\$ Million)
Vancouver Island/Coast	Colwood	Provincial Distribution Centre	21
	Langford	Cadence Condominium	20
	Nanaimo	Nanaimo Regional General Hospital Intensive Care Unit Replacement	60
	Victoria	Apartment Tower	21
	Victoria	Millstream Condominium	20
Mainland/Southwest	Abbotsford	Police Department Renovation and Expansion	87
	Annacis Island	Annacis Auto Terminal (AAT)	43
	Burnaby	Riviera Highrise Condominium	44
	Burnaby	Applied Sciences Building (ASB) Renovation Project	25
	Burnaby	BCIT Student Housing Tall Timber House	144
	Burnaby	Central Park House Condominium	40
	Coquitlam	Bastille Condominium	24
	Coquitlam	Skylark Condominiums	35
	Coquitlam	Sol Condominium	20
	Coquitlam	Highpoint Condominium	55
	Delta	Evergreen Court Affordable Housing	20
	Langley	Cascadia Townhomes	48
	Langley	Emory Townhomes	25
	North Vancouver	Purcell Way Development	30
	North Vancouver	Innova Condominiums	24
	Surrey	Viva Condominium	20
	Surrey	The Grand Condominium	60
	Vancouver	Grafia Condominium	22
	White Rock	Monaco Condominium	20
	Thompson-Okanagan	Golden	Highway 1 Quartz Creek Bridge
Othello To Merrit		Highway 1 Corridor - Nicomen Bridge	144
Penticton		Penticton Regional Hospital Upgrades	22
Salmon Arm		Pleasant Valley Secondary	16
North Coast	Kitimat	LNG Canada Facility	40000
Total			41,229

Appendix 4: Project Value and Status by Industry

Project Value (\$ Million) and Status by Industry* (April – June 2025)					
Category	Proposed	Construction started	Completed	On hold	Total
Oil & Gas	35,205	10,800	40,000	1,320	87,325
Manufacturing	26,929	0	0	0	26,929
Primarily residential - Single use	16,323	22,203	548	689	39,763
Utilities	24,820	27,283	0	7,735	59,838
Mining	28,558	9,652	0	13,785	51,995
Mixed use	3,769	11,666	0	1,000	16,435
Accommodation	7,632	1,492	0	1,421	10,545
Roads & Highways	4,597	17,270	263	0	22,130
Retail	615	8,940	0	0	9,555
Recreation	5,785	4,182	0	125	10,092
Health	4,222	15,909	82	0	20,213
Other infrastructure	6,987	8,333	64	110	15,494
Education	6,292	4,392	185	0	10,869
Government & Other Institutional	521	1,714	87	0	2,322
Warehousing & Other Commercial	522	965	0	0	1,487
Office	274	158	0	80	512
Grand Total	173,051	144,959	41,229	26,265	385,504

Appendix 5: Major Projects by Industrial Category

Summary of Major Projects by Industrial Category excluding Completed Projects*^ April - June 2025								
Development Region	Residential/ Commercial	Transportation & Warehousing	Mining & Oil & Gas Extraction	Utilities (incl sewage treatment)	Manufacturing	Public Services	Other Services	Total
1. Vancouver Island/Coast	78	11	0	18	0	24	5	136
2. Mainland/Southwest	370	31	7	33	2	98	14	555
3. Thompson/Okanagan	44	15	6	23	0	17	5	110
4. Kootenay	9	2	7	8	0	5	2	33
5. Cariboo	5	2	11	11	2	6	0	37
6. North Coast	3	10	16	15	3	4	0	51
7. Nechako	1	1	13	3	0	1	0	19
8. Northeast	3	5	9	15	2	2	0	36
Total	513	77	69	126	9	157	26	977

Notes:

* All capital costs are estimates, and therefore, subject to changes, especially in the early stages of a project proposal. Some capital costs are not included because estimates were not available at press time or the developer/owner requested that no capital cost be shown.

^ Pipelines and transportation-related manufacturing are included in Transportation and Warehousing category

Appendix 6: Methodology

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 (CAD) or greater (\$20 million or greater within the Lower Mainland–Vancouver area).

Since 2019 (Quarter 1), about 75% of all the existing projects received 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 inventory. 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">• Proposed, under construction, completed, or on hold• Proposed stages• Start and completion dates (if available)• Update activity on project status• Environmental assessment stage
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, Indigenous peoples' 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 since projects need to be publicly announced in order 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).

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. 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.

Note that cost estimates for some major projects were not available, whereas our analysis in this report includes all projects in the inventory.

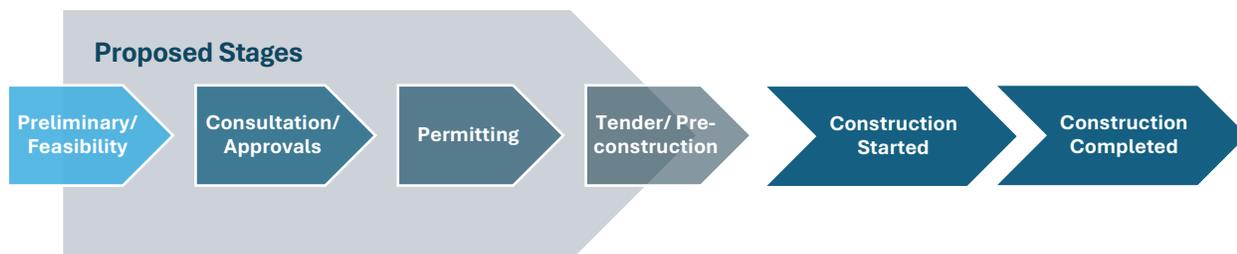
Start and Finish Dates

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). Cancelled projects are identified in the project description as “cancelled” and noted in Update Activity. Cancelled 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. Cancelled projects are not included in reported totals in this report.

The following diagram illustrates the project stages listed in the database.



Technically, projects can have their status moved to “cancelled” at any stage except at the construction completed stage.

Proposed

Any major projects in the public realm with an intention to proceed on the part of a credible proponent are added to the database. Often major projects with an official news release or funding confirmed are added to the inventory. Projects released on the official websites may be included but are subject to approval for inclusion by the proponent. A review process for public projects is obtained by the project

manager where the respective ministry can decide to include or remove the proposed projects based on feasibility or funding available for the project.

Proposed projects usually go through four stages prior to reaching the construction stage.

At the **Preliminary/Feasibility** stage, the feasibility of the project has been reviewed and the project's design and planning are in process.

The Consultation/Approvals stage includes approvals for the zoning, environmental assessment, Indigenous peoples and other public open house processes.

A proposed project will enter the **Permitting** stage after obtaining the required approvals (i.e. environmental assessment certificate, if indicated). This stage includes development and building permits, mines, water licenses and other additional information required before moving into pre-construction stage.

The Tender/Pre-construction stage includes construction tenders and building site preparation such as pre-loading, demolition, and excavation. The pre-construction work such as excavation or site work may begin in preparation for the construction permit.

Sustainable Building Design

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

Indigenous Affiliation

Information related to Indigenous peoples' involvement in projects is based on news releases and published project information that is publicly available.

Project Category

Project Category lists 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
- g.) utilities (including sewage treatment)

Note: Liquefied Natural Gas (LNG) projects are classified under mining, oil and gas extraction. This is different from the North American Industry Classification System in which LNG liquefaction is classified as being in the transportation industry.

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

Field latitude and longitude are noted in the Degrees Minutes Seconds (DMS) format.

Telephone

Contact number of the project developer or representative.

Update Activity

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

- a.) new proposed projects
- b.) project started construction
- c.) cancelled-removing next issue
- d.) project added-under construction
- e.) project completed-removing next issue
- f.) project placed on hold
- g.) project removed from hold