



Image courtesy: BC Government

The new northbound flyover on Patricia Bay Highway connecting to Keating Cross Road is open for drivers in Q3 2025, bringing significant safety and traffic-flow improvements to the region.

Cost: The total project budget is \$76.8 million, with the Government of British Columbia contributing \$57.6 million, the Government of Canada contributing \$16.7 million and the District of Central Saanich providing \$2.5 million.

BRITISH COLUMBIA MAJOR PROJECTS INVENTORY

THIRD QUARTER 2025



Ministry of
Post-Secondary Education
and Future Skills

British Columbia Major Projects Inventory

Third Quarter 2025

Major Projects Inventory as of September 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 – Q3 2025

The estimated total capital cost of all 1,004 major projects in the third quarter of 2025 decreased to \$344.51 billion (B) from \$385.50 B in the second 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 18 newly proposed projects over \$15 million (M) with available capital cost estimates totaling \$2.60 B if all the projects were to proceed. The potential capital investment for new projects decreased from \$3.34 B in the second quarter of 2025.

There were 30 projects that started construction during the third quarter of 2025 B.C., representing an estimated capital cost of \$4.04 B, down from \$4.29 B reported in the second quarter of 2025. Twenty-eight projects completed construction in the third quarter of 2025, with an estimated capital cost of \$17.42 B compared to \$41.23 B in the previous quarter.

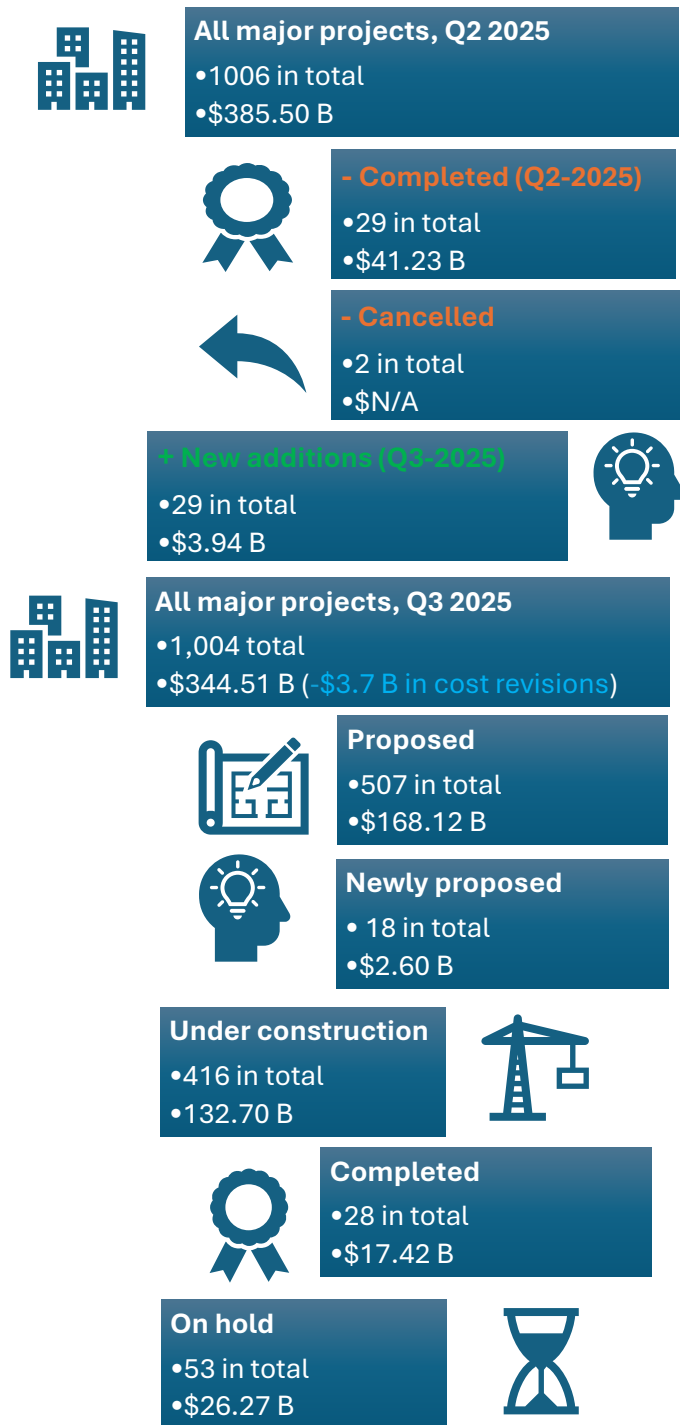
There were 344 projects with public funding contributions with a total capital cost of \$112.27 B. Funding for these projects is allocated through municipal, provincial and/or federal governments, crown corporations, public institutions and may include private partnerships. Of these, 174 projects worth a total of \$59.0 B had provincial government funding contributions.

There were 67 projects with a total estimated cost of \$101.61 B involving Indigenous communities in capacities such as project owners, project partners or benefit agreements.

Major projects currently under construction in B.C. equaled \$132.70 B, a decrease from \$144.96 B in the second quarter of 2025. Proposed projects totaled \$168.12 B, down from \$173.05 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 third quarter of 2025, remaining unchanged from 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 – Q3 2025

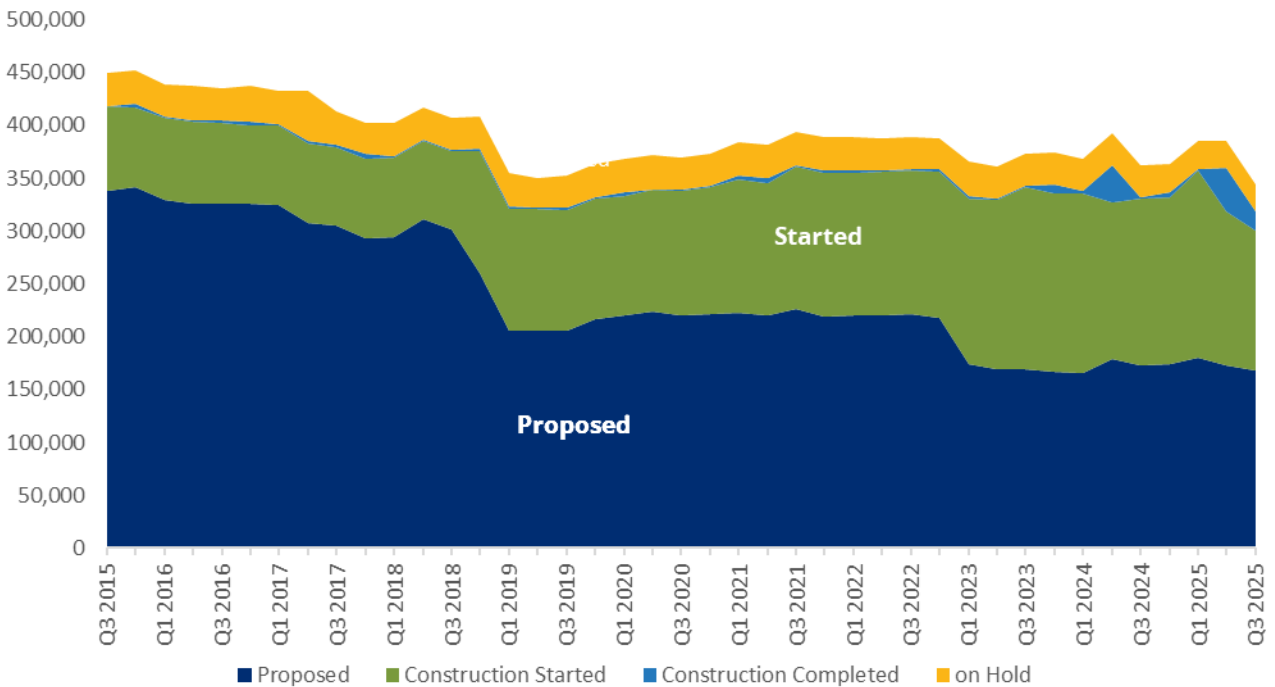
- The total estimated capital cost of major projects in B.C was \$344.51 B in the third quarter of 2025, down 10.6% from the second quarter of 2025, and down 4.7% compared to a year earlier.
- The capital cost of all major projects currently under construction in B.C. was estimated at \$132.70 B, down 8.5% from the \$144.96 B reported in the second quarter of 2025.
- The value of completed projects in Q3 2025 dropped to \$17.42 B, following the removal of the \$40 B LNG Canada project from the MPI after its completion in the previous quarter.

Table 2.1 Summary of Major Projects by Project Status and Stage

Status	Q2 2025 (\$M)	Q3 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total Value (Q3 2025)	Number of Projects	Average Years in Inventory
Proposed	173,051	168,123	-2.8%	-2.6%	48.8%	507	7.8
<i>Consultation/Approvals</i>	49,305	49,912	1.2%	-26.9%		186	9.6
<i>Permitting</i>	7,296	7,285	-0.2%	7.1%		29	6.6
<i>Preliminary/Feasibility</i>	41,663	36,914	-11.4%	-22.2%		90	7.9
<i>Tender/Preconstruction</i>	18,404	18,756	1.9%	-19.4%		106	2.8
<i>Stage unknown</i>	56,383	55,256	-2.0%	106.5%		96	10.1
Construction started	144,959	132,704	-8.5%	-16.1%	38.5%	416	6.5
Completed	41,229	17,419	-57.8%	2783.9%	5.1%	28	5.2
On hold	26,265	26,265	0.0%	-13.4%	7.6%	53	16.1
Total	385,504	344,511	-10.6%	-4.7%	100.0%	1,004	7.6

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

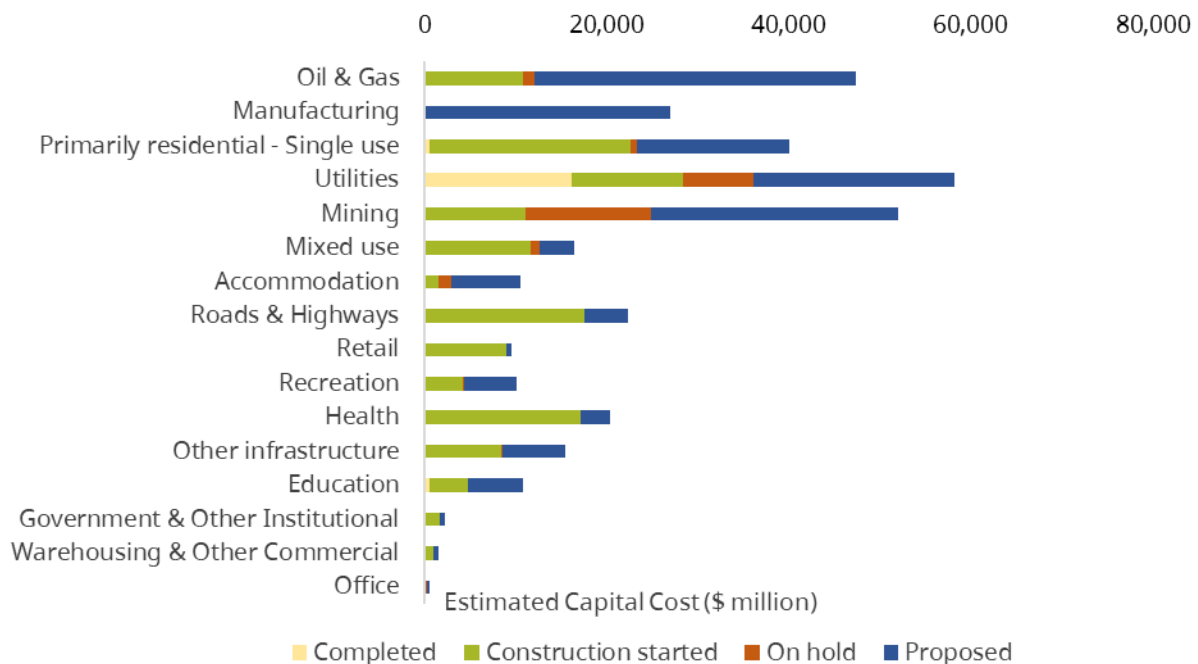
- In the third quarter of 2025, Oil and Gas projects (including LNG pipelines) represented 13.7% of the total estimated capital costs in the MPI.
- Residential and Commercial development projects comprised 529 of 1,004 projects listed in the third quarter of 2025, representing a total estimated capital cost of \$78.55 B.
- Residential projects were concentrated in the Mainland/Southwest region (76.5%), Vancouver Island/Coast (14.8%), and Thompson-Okanagan (7.7%).
- Utility projects remain a key driver for the province, accounting for \$57.84 B (16.8%) of the total project costs. Of this, \$12.21 B represents projects currently underway.
- There were 56 mining projects listed in the MPI with a total estimated value of \$52.0 B.

Table 2.2 Summary of Major Projects by Project Category

Project Category	Q2 2025 (\$M)	Q3 2025 (\$M)	Percentage of Total	Change from previous quarter	Change from previous year	Number of Projects	Average Years in Inventory
Mining, Oil & Gas Extraction ¹	121,520	81,520	23.7%	-32.9%	-10.9%	69	13
Residential/Commercial	78,262	78,545	22.8%	0.4%	0.5%	529	8
Transportation & Warehousing ²	56,059	56,339	16.4%	0.5%	7.9%	77	7
Manufacturing	26,329	26,329	7.6%	0.0%	-27.5%	9	11
Utilities	59,456	57,843	16.8%	-2.7%	-1.6%	136	8
Public Services	33,786	33,843	9.8%	0.2%	-1.9%	158	4
Other Services	10,092	10,092	2.9%	0.0%	-0.8%	26	14
Grand Total	385,504	344,511	100.0%	-10.6%	-4.7%	1,004	8

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 value of major projects increased in Vancouver Island/Coast, Thompson–Okanagan, Kootenay, Cariboo, and the Northeast. It declined in the North Coast and Mainland/Southwest, and remained unchanged in Nechako. The largest decline in capital costs occurred in the North Coast, primarily due to the completion and removal of the LNG Canada project from the MPI.
- By value, major projects remain highly concentrated in the Mainland/Southwest region, which accounts for 40.8% (\$140.60 B) of the total estimated cost and the North Coast region, which accounts for 23.7% (\$81.54 B) of the total.

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

Development Region	Proposed	Construction started	Completed	On Hold	Total (Q3 2025)	Total change from previous quarter	Total change from previous year
Vancouver Island/Coast	12,279	15,206	424	1,958	29,867	2.0%	-6.6%
Mainland/Southwest	55,723	83,101	836	942	140,602	-1.5%	2.8%
Thompson-Okanagan	8,323	13,997	20	2,384	24,724	1.0%	38.8%
Kootenay	5,646	2,689	139	1,420	9,894	1.0%	97.1%
Cariboo	8,882	1,243	0	100	10,225	0.8%	31.5%
North Coast	58,024	11,100	0	12,411	81,535	-32.9%	-32.2%
Nechako	8,135	0	0	2,040	10,175	0.0%	48.4%
Northeast	11,111	5,368	16,000	5,010	37,489	0.2%	6.3%
Total	168,123	132,704	17,419	26,265	344,511	-10.6%	-4.7%

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	12,369	33,942	8,257	80		23	100	20	54,791
Primarily residential - single use	7,730	25,286	6,807	80		23	100	20	40,046
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	75,411	9,109	14,568	126,249
Mining		160	4,539	5,922	4,686	23,811	9,109	3,768	51,995
Oil & Gas		10,885			70	29,570		6,800	47,325
Manufacturing - wood products						30			30
Manufacturing - petrochemical		600				22,000		4,000	26,600
Other manufacturing		284			15				299
Institutional & Government Subtotal	6,464	22,083	1,746	324	2,110	127		607	33,461
Education	2,382	7,509	683	73	61	127		17	10,852
Health	2,379	14,042	1,063	251	2,049			590	20,374
Government buildings	1,703	532							2,235
Infrastructure Subtotal	7,828	48,964	7,815	836	2,022	5,944	966	21,754	96,129
Utilities	5,123	18,250	5,127	694	1,404	4,952	921	21,754	58,225
Roads & highways	554	18,624	2,266	142	618	140	45		22,389
Other transportation	2,151	11,090	422			852			14,515
Other infrastructure		1,000							1,000
Grand Total	29,867	140,602	24,724	9,894	10,225	81,535	10,175	37,489	344,511

3. Regional Overviews

3.1 Vancouver Island/Coast

- In Q3 2025, the Vancouver Island/Coast region had a total of 142 major projects with a combined value of \$29.87 B. This is a 2.0% increase over the second quarter of 2025 and a 6.6% decrease from the previous year.

- There were three newly proposed residential projects (see Appendix 1) and three projects that started construction including the Nanaimo Care Centre (\$289 M) in Nanaimo (see Appendix 2).



- Seven projects completed construction this quarter including campus expansion (\$108 M) at Royal Roads University in Colwood. See the full list in Appendix 3.

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

Status	Q2 2025 (\$M)	Q3 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total Value (Q3 2025)	Number of Projects	Average Years in Inventory
Proposed	12,537	12,279	-2.1%	6.4%	41.1%	72	8.8
<i>Consultation/Approvals</i>	6,449	6,001	-6.9%	-3.0%		30	10.1
<i>Permitting</i>	540	679	25.7%	17.1%		5	8.0
<i>Preliminary/Feasibility</i>	3,055	3,055	0.0%	4.7%		10	8.2
<i>Tender/Preconstruction</i>	539	590	9.5%	16.8%		12	2.1
<i>Stage unknown</i>	1,954	1,954	0.0%	44.3%		15	12.0
Construction started	14,638	15,206	3.9%	2.5%	50.9%	52	7.1
Completed	142	424	198.6%	360.9%	1.4%	7	4.8
On hold	1,958	1,958	0.0%	-64.4%	6.6%	11	15.3
Total	29,275	29,867	2.0%	-6.6%	100.0%	142	8.5

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

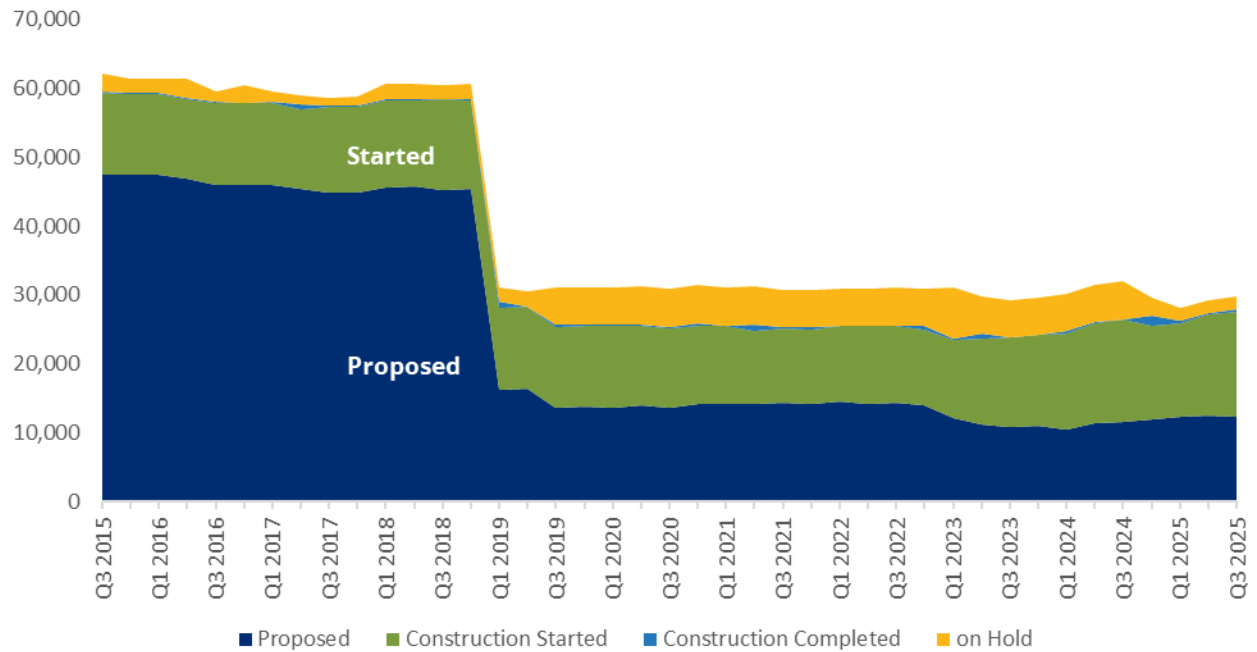
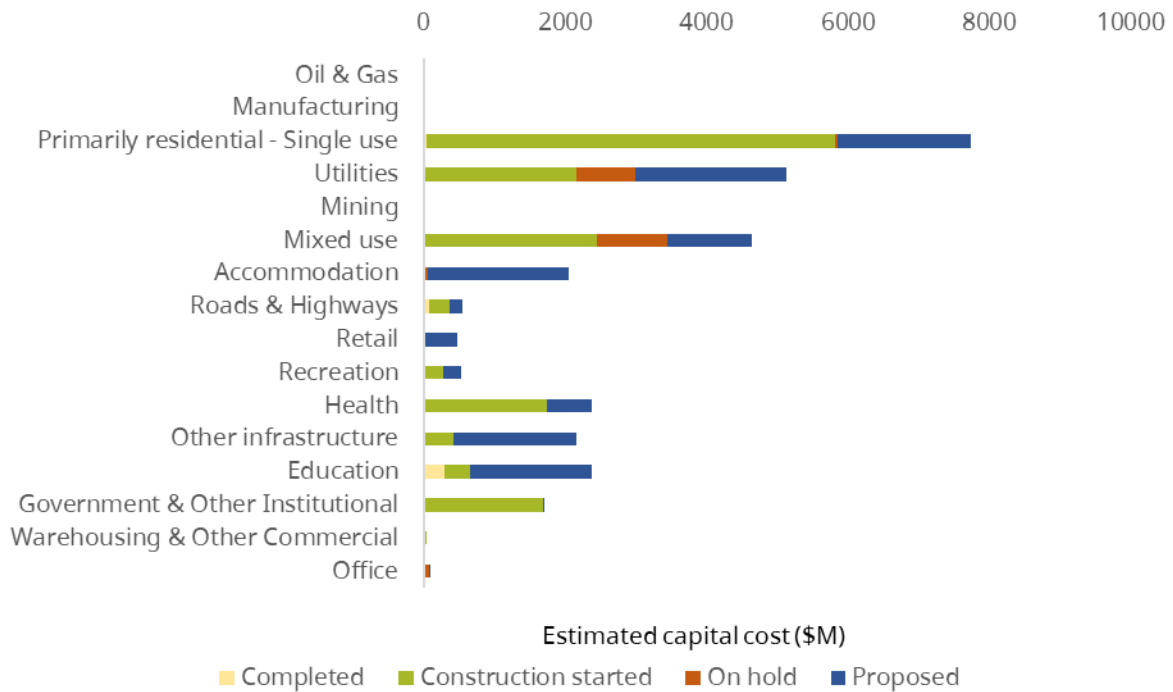


Figure 3.1-2 Status of Major Projects, by Construction Subtype, Vancouver Island/Coast



Note: Oil and Gas Extraction includes LNG and pipelines

3.2 Mainland/Southwest

- In Q3 2025, the Mainland/Southwest region had a total of 573 major projects with a combined value of \$140.60 B for a 1.5% decrease from the second quarter of 2025 and a 2.8% increase from the previous year.

- This quarter, there were 15 newly proposed projects (\$2.56 B). The largest newly proposed project was Coquitlam Water Supply Tunnel (\$1.67 B) in Coquitlam. See the full list in Appendix 1.



- 21 major projects began construction this quarter, including the St. Vincent's Heather Long-Term Care Home (\$207 M) in Vancouver and a school upgrade (\$176M) at Mission Senior Secondary School in Mission. See projects underway in Appendix 2.

- Construction was completed on 16 projects this quarter. Notable projects include the Holland Park Residential Development (\$200 M) in Surrey and the development and exploration of three historic mines, Bralorne, King and Pioneer mines (\$100 M) in Gold Bridge. See more in Appendix 3.

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

Status	Q2 2025 (\$M)	Q3 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total (Value)	Number of Projects	Average Years in Inventory
Proposed	58,631	55,723	-5.0%	-22.0%	39.6%	300	6.2
<i>Consultation/Approvals</i>	26,716	26,857	0.5%	30.5%		109	8.2
<i>Permitting</i>	3,336	3,186	-4.5%	-19.3%		17	6.0
<i>Preliminary/Feasibility</i>	16,107	11,148	-30.8%	-46.3%		50	7.1
<i>Tender/Preconstruction</i>	8,635	10,822	25.3%	-50.8%		85	2.4
<i>Stage unknown</i>	3,837	3,710	-3.3%	-11.5%		39	8.3
Construction started	82,320	83,101	0.9%	29.1%	59.1%	244	5.6
Completed	786	836	6.4%	76.0%	0.6%	16	4.8
On hold	942	942	0.0%	107.0%	0.7%	13	12.5
Total	142,679	140,602	-1.5%	2.8%	100.0%	573	6.1

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

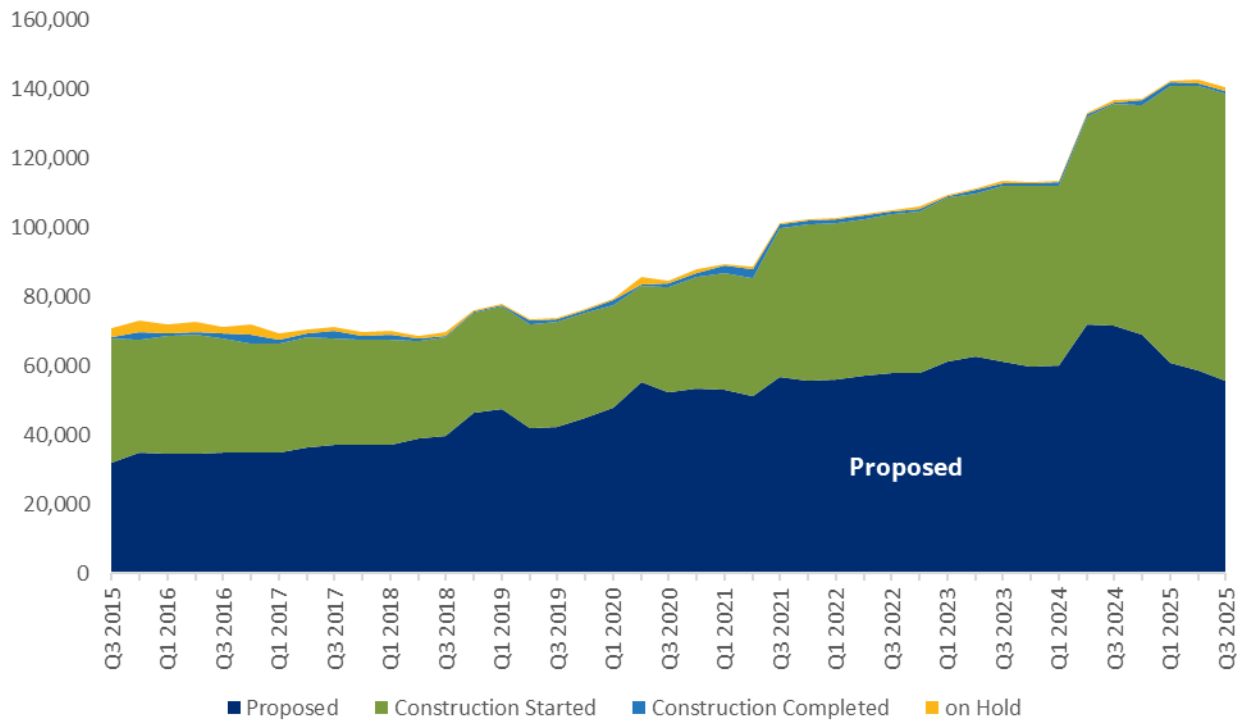
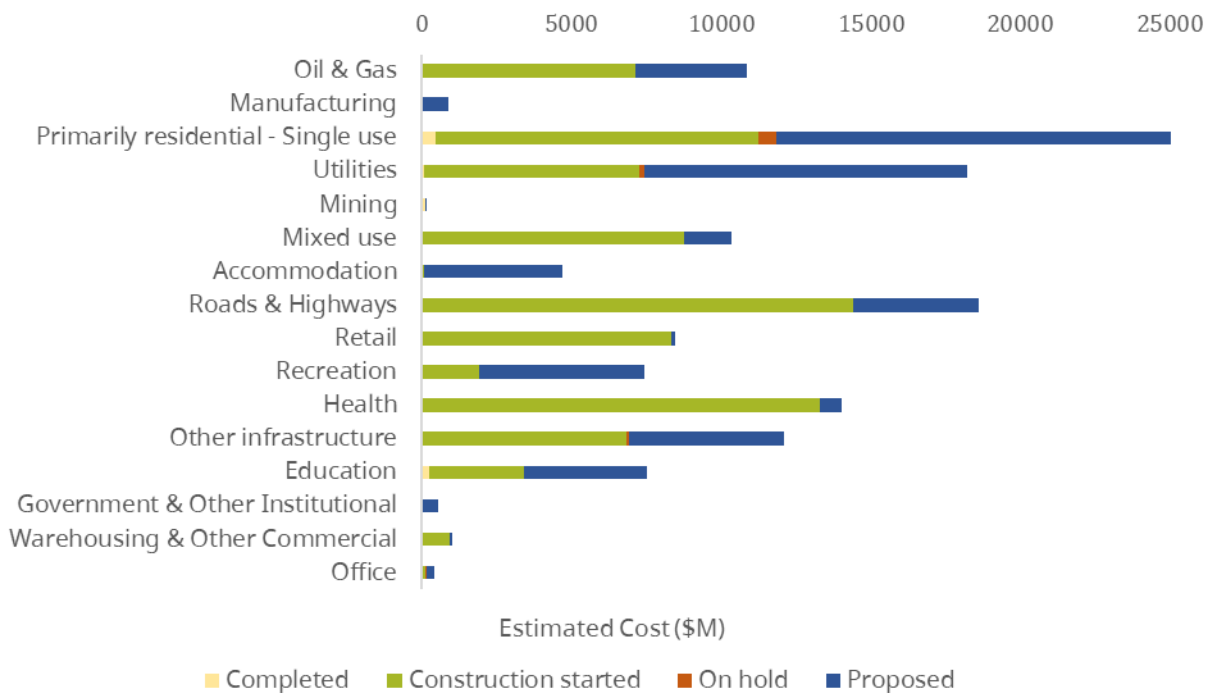


Figure 3.2-2 Status of Major Projects, by Construction Subtype, Mainland/Southwest



Note: Oil and Gas Extraction includes LNG and pipelines

3.3 Thompson - Okanagan

- In Q3 2025, the Thompson-Okanagan region had a total of 112 major projects with a combined value of \$24.72 B, an increase of 1.0% from the previous quarter and an increase of 38.8% from the previous year.
- Construction began on four projects this quarter including Highland Valley Copper Mine Life Extension (\$1.5 B) in Logan Lake. See Appendix 2 for full list.

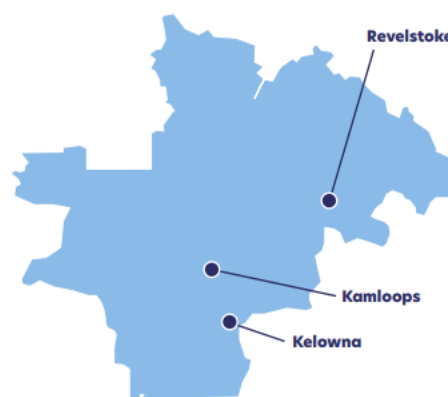


Table 3.3-1 Summary of Thompson-Okanagan Major Projects (by Project Status and Stage)

Status	Q2 2025 (\$M)	Q3 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total (Value)	Number of Projects	Average Years in Inventory
Proposed	9,929	8,323	-16.2%	77.0%	33.7%	38	8.5
<i>Consultation/Approvals</i>	2,699	2,769	2.6%	3.7%		12	12.0
<i>Permitting</i>	432	432	0.0%	-15.1%		2	10.7
<i>Preliminary/Feasibility</i>	2,300	2,510	9.1%	355.5%		9	6.6
<i>Tender/Preconstruction</i>	1,906	20	-99.0%	-94.6%		2	3.1
<i>Stage Unknown</i>	2,592	2,592	0.0%	332.7%		13	7.2
Construction started	11,857	13,997	18.0%	31.0%	56.6%	66	8.9
Completed	301	20	-93.4%	-45.9%	0.1%	1	3.6
On hold	2,384	2,384	0.0%	0.0%	9.6%	7	19.1
Total	24,471	24,724	1.0%	38.8%	100.0%	112	9.3

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

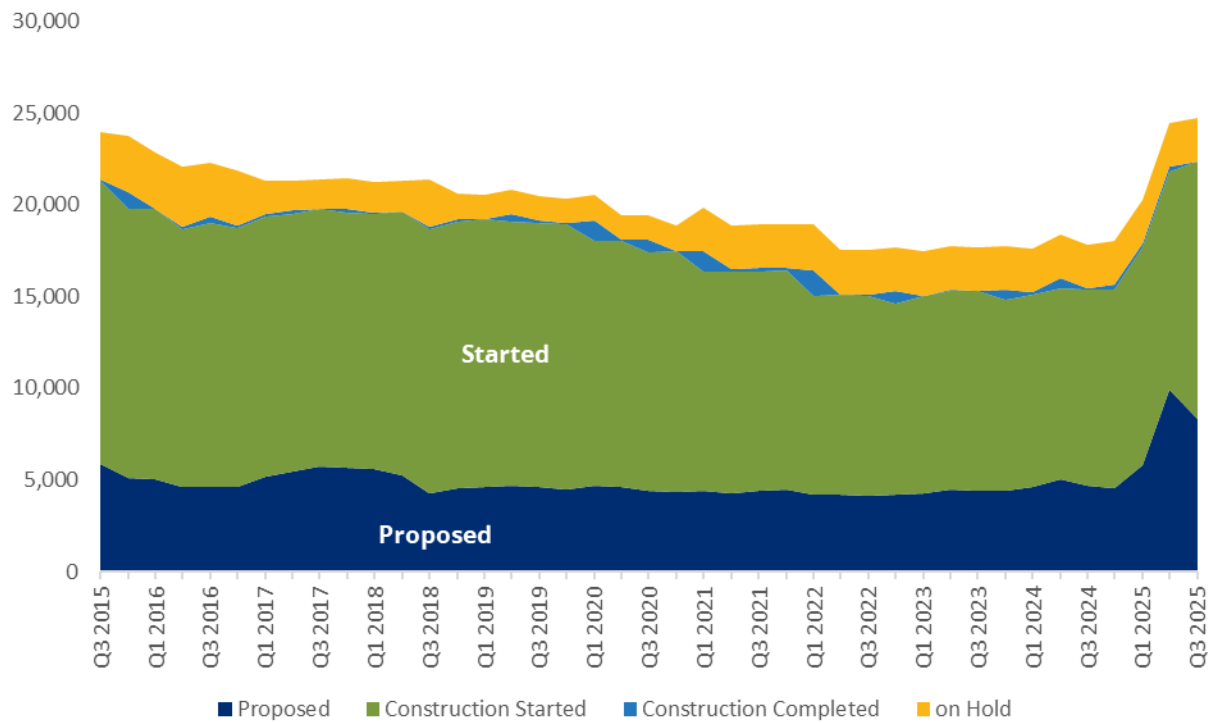
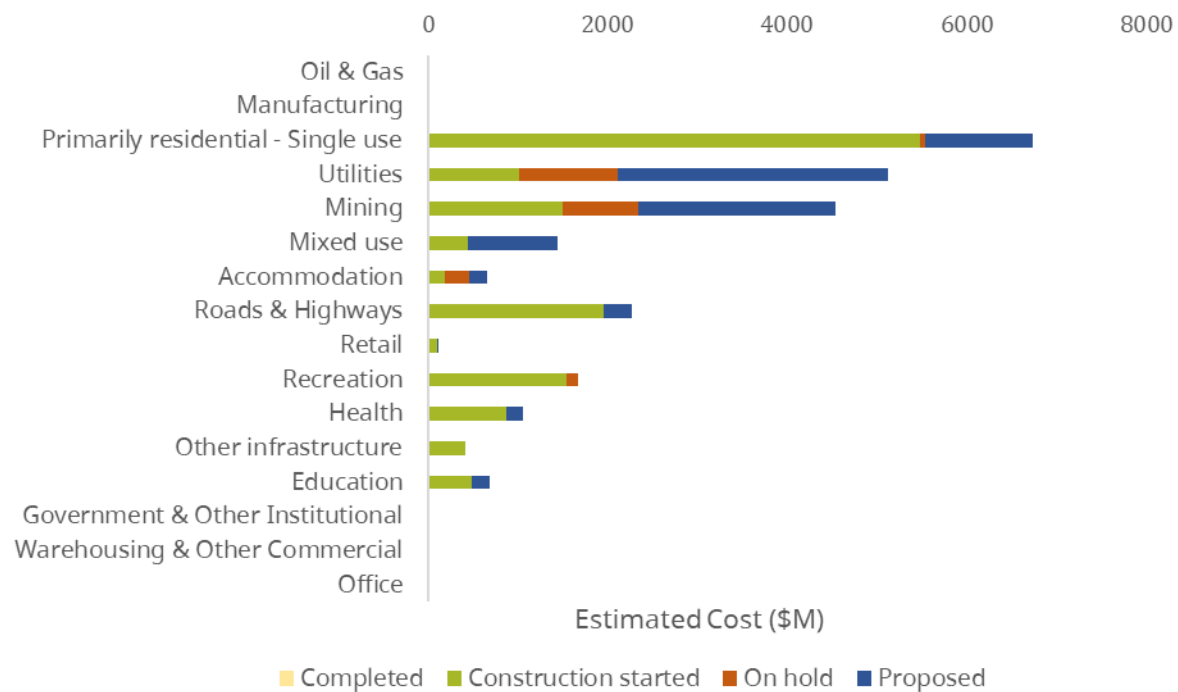


Figure 3.3-2 Status of Major Projects, by Construction Subtype, Thompson-Okanagan



Note: Oil and Gas Extraction includes LNG and pipelines

3.4 Kootenay

- In Q3 2025, the Kootenay region had a total of 34 major projects with a combined value of \$9.78 B, an increase of 1.0% from the previous quarter and a 97.1% increase compared to the previous year.
- Construction of the Long-term Care Facility (\$156 M) in Cranbrook started this quarter.
- Three projects completed construction this quarter. See the full list in Appendix 3.

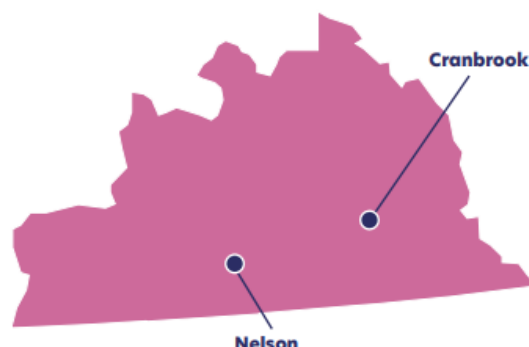


Table 3.4-1 Summary of Kootenay Major Projects (by Project Status and Stage)

Status	Q2 2025 (\$M)	Q3 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total (Value)	Number of Projects	Average Years in Inventory
Proposed	5,802	5,646	-2.7%	383.8%	57.1%	11	8.8
<i>Consultation/Approvals</i>	1,133	977	-13.8%	3.6%		4	9.0
<i>Permitting</i>							
<i>Preliminary/Feasibility</i>	4,445	4,445	0.0%			3	8.2
<i>Tender/Preconstruction</i>						1	2.6
<i>Stage unknown</i>	224	224	0.0%	0.0%		3	11.1
Construction started	2,571	2,689	4.6%	10.6%	27.2%	17	12.9
Completed		139			1.4%	3	4.2
On hold	1,420	1,420	0.0%	0.0%	14.4%	3	19.3
Total	9,793	9,894	1.0%	97.1%	100.0%	34	11.3

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

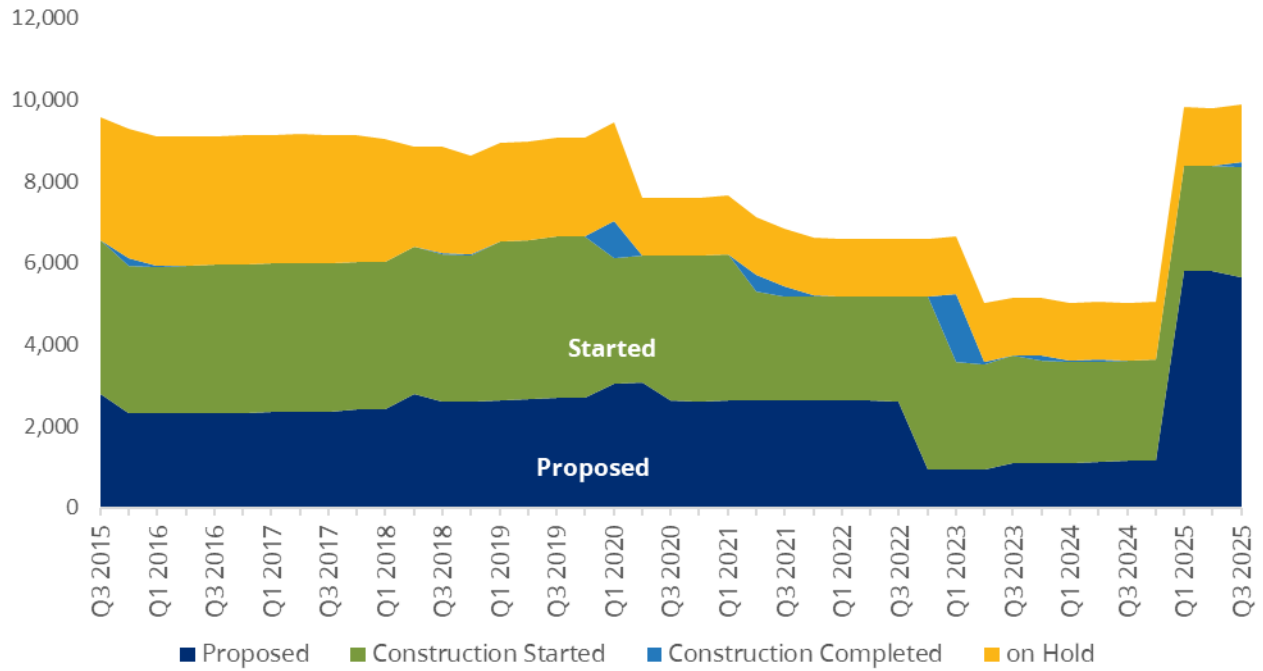
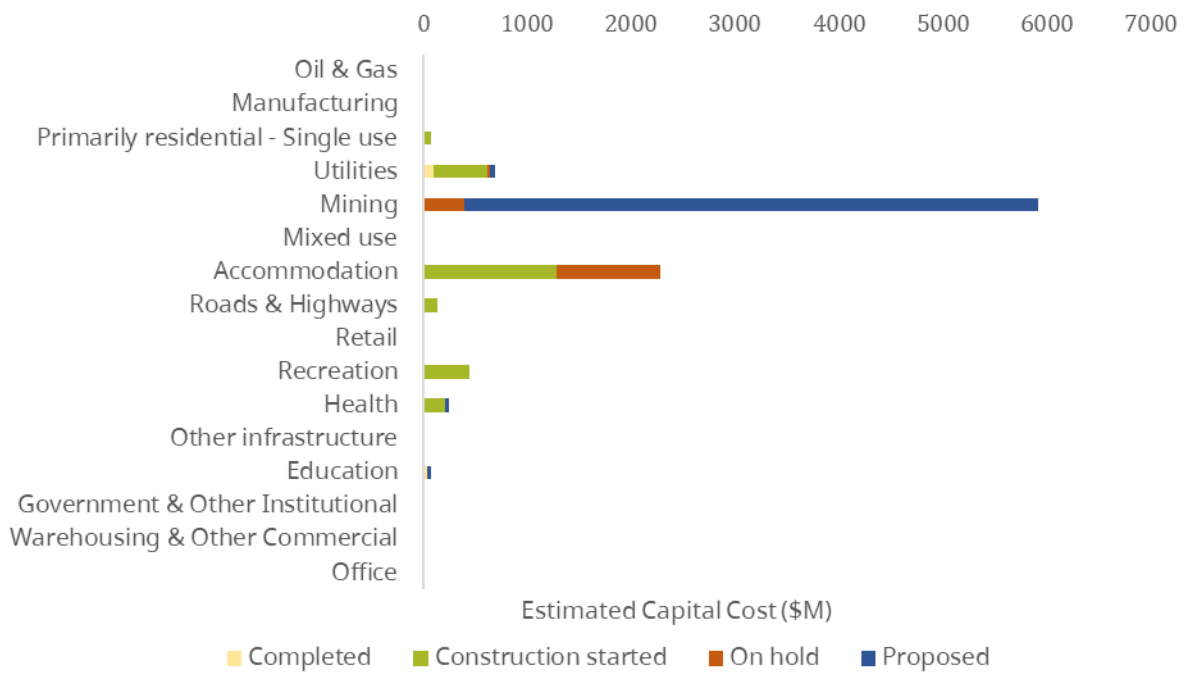


Figure 3.4-2 Status of Major Projects, by Construction Subtype, Kootenay



Note: Oil and Gas Extraction includes LNG and pipelines

3.5 Cariboo

- In Q3 2025, the Cariboo region had a total of 38 major projects with a combined value of \$10.23 B, 0.8% higher than the previous quarter and 31.5% higher than Q3 2024.
- Artemis Gold Inc. announced approval of expanded development (\$1.4 B) of Blackwater Gold Mine as of Q4-2025 (project expansion not included in Q3-2025 MPI). The expansion period is planned for 2026-2028.

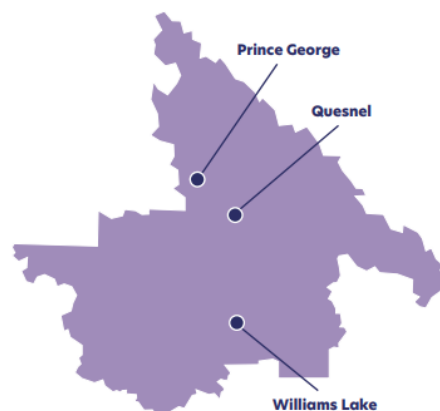


Table 3.5-1 Summary of Cariboo Major Projects (by Project Status and Stage)

Status	Q2 2025 (\$M)	Q3 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total (Value)	Number of Projects	Average Years in Inventory
Proposed	8,882	8,882	0.0%	57.0%	86.9%	26	11.3
<i>Consultation/Approvals</i>	2,233	3,233	44.8%	20.1%		7	16.3
<i>Permitting</i>	1,218	1,218	0.0%			2	2.5
<i>Preliminary/Feasibility</i>	1,392	1,392	0.0%	-26.4%		8	8.5
<i>Tender/Preconstruction</i>	1,639	1,639	0.0%	695.6%		2	15.8
<i>Stage unknown</i>	2,400	1,400	-41.7%	60.9%		7	10.6
Construction started	1,163	1,243	6.9%	22.1%	12.2%	11	1.9
Completed							
On hold	100	100	0.0%	-90.9%	1.0%	1	25.6
Total	10,145	10,225	0.8%	31.5%	100.0%	38	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

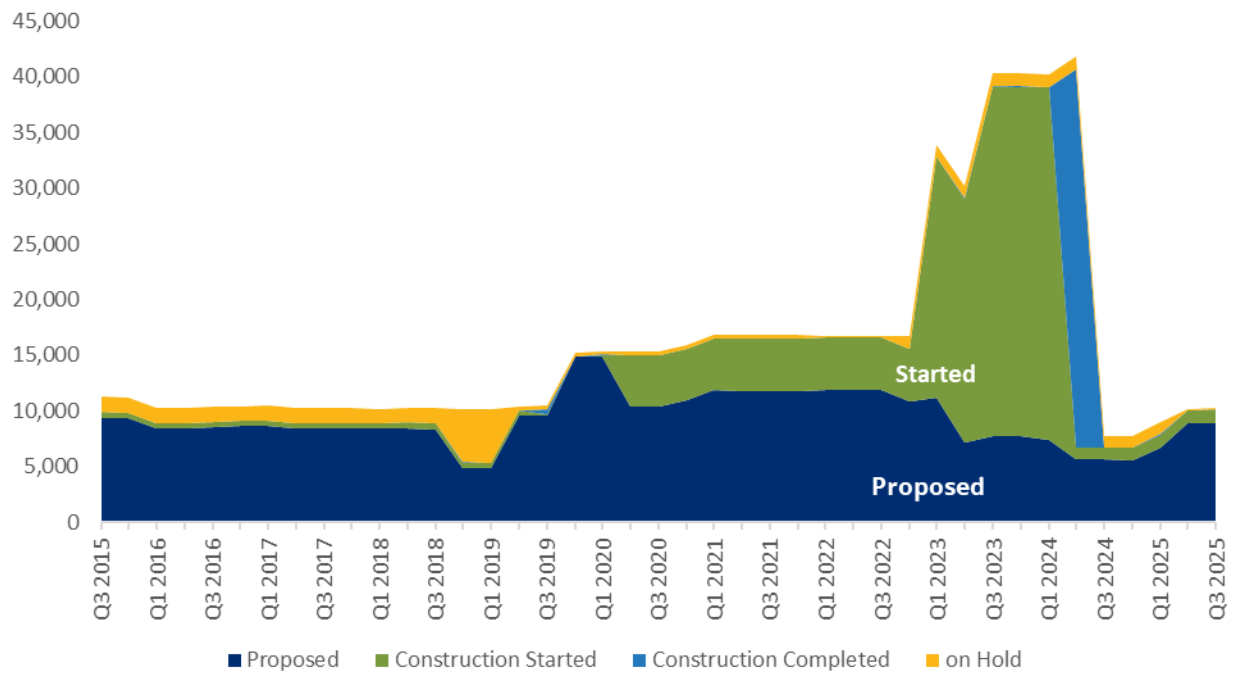
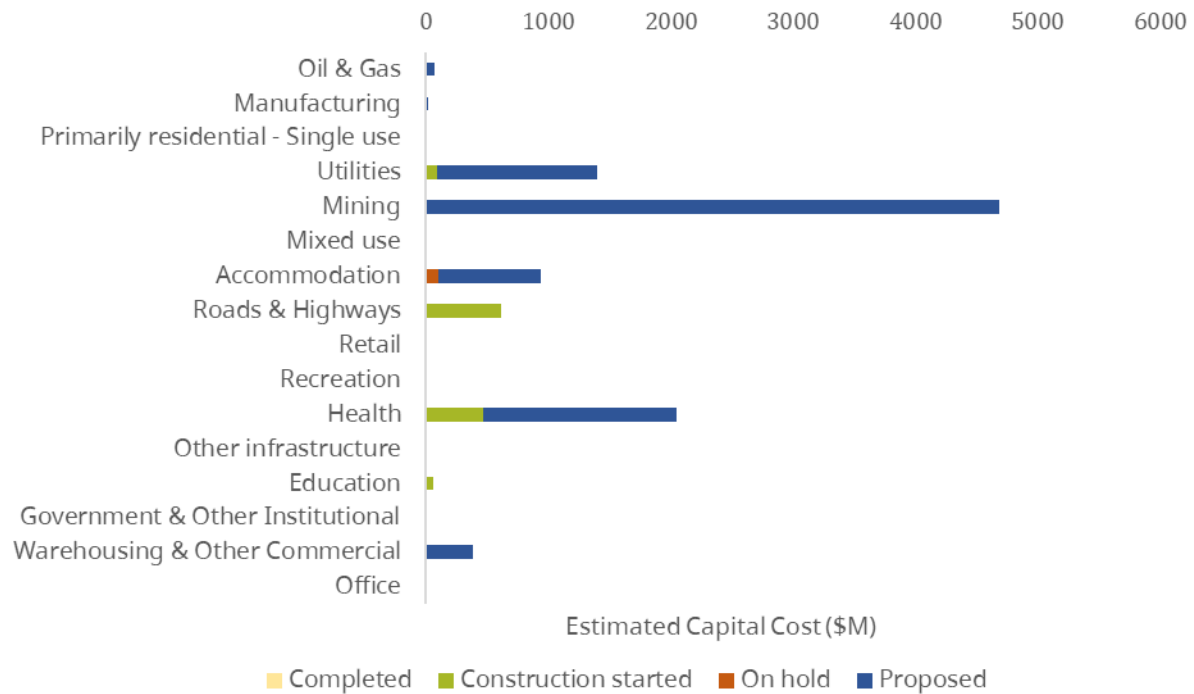


Figure 3.5-2 Status of Major Projects, by Construction Subtype, Cariboo



Note: Oil and Gas Extraction includes LNG and pipelines

3.6 North Coast and Nechako

- In Q3 2025, the North Coast region had a total of 54 major projects with a combined value of \$81.54 B, a decrease of 32.9% from the previous quarter and a decrease of 32.2% from the previous year.
- There were no new project update activities in North Coast in Q3-2025.
- LNG Canada Facility (\$40 B) in Kitimat, which completed construction Q2 2025 was removed from the MPI this quarter.

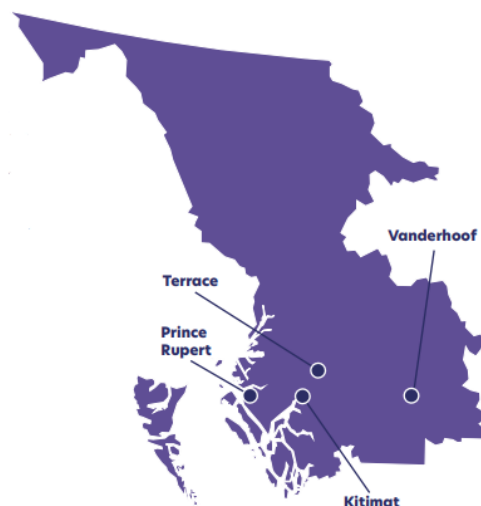


Table 3.6-1 Summary of North Coast Major Projects (by Project Status and Stage)

Status	Q2 2025 (\$M)	Q3 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total (Value)	Number of Projects	Average Years in Inventory
Proposed	58,024	58,024	0.0%	-9.4%	71.2%	27	12.7
<i>Consultation/Approvals</i>	5,599	5,599	0.0%	-81.7%		11	11.2
<i>Permitting</i>	250	250	0.0%	0.0%		1	7.3
<i>Preliminary/Feasibility</i>	10,375	10,375	0.0%	-49.1%		4	14.3
<i>Tender/Preconstruction</i>	5,645	5,645	0.0%	3363.2%		3	6.2
<i>Stage unknown</i>	36,155	36,155	0.0%	185.7%		8	17.1
Construction started	11,100	11,100	0.0%	-74.7%	13.6%	14	3.5
Completed	40,000		-100.0%				
On hold	12,411	12,411	0.0%	1.3%	15.2%	9	17.1
Total	121,535	81,535	-32.9%	-32.2%	100.0%	50	10.9

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

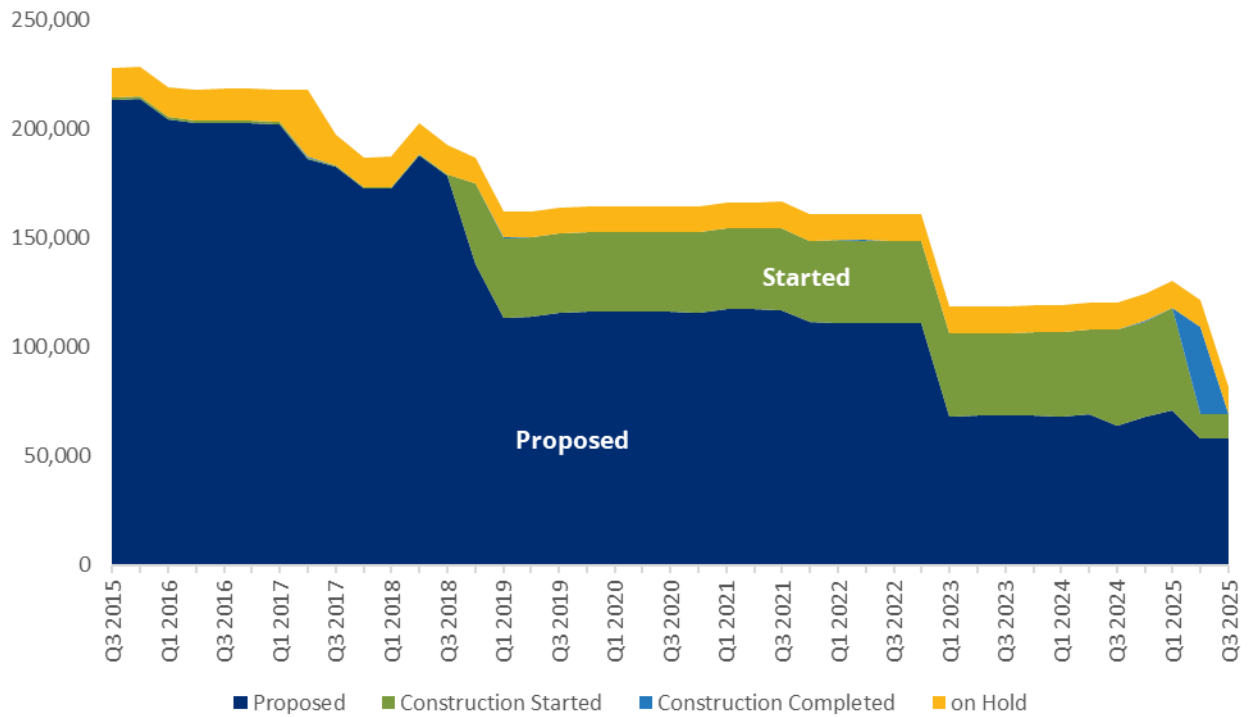
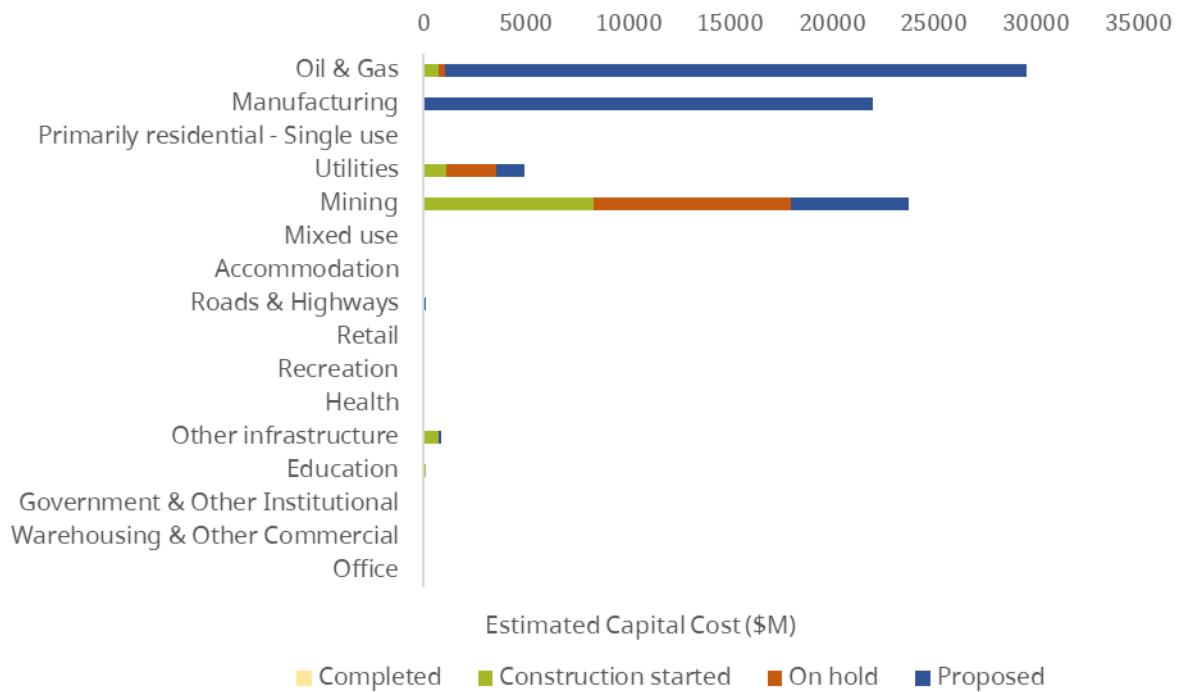


Figure 3.6-2 Status of Major Projects, by Construction Subtype, North Coast



Note: Oil and Gas Extraction includes LNG and pipelines

- In Q3 2025, the Nechako region had a total of 19 major projects with a combined value of \$10.18 B, unchanged from the previous quarter and 48.4% increase from the previous year.
- There were no construction update activities in Nechako this quarter.

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

Status	Q2 2025 (\$M)	Q3 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total (Value)	Number of Projects	Average Years in Inventory
Proposed	8,135	8,135	0.0%	163.6%	80.0%	15	12.1
<i>Consultation/Approvals</i>	1,086	1,086	0.0%	26.1%		6	14.6
<i>Permitting</i>							
<i>Preliminary/Feasibility</i>	3,989	3,989	0.0%	331.2%		6	10.3
<i>Tender/Preconstruction</i>							
<i>Stage unknown</i>	3,060	3,060	0.0%	135.4%		3	11.0
Construction started						1	13.8
Completed							
On hold	2,040	2,040	0.0%	-7.1%	20.0%	3	19.0
Total	10,175	10,175	0.0%	48.4%	100.0%	19	13.3

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

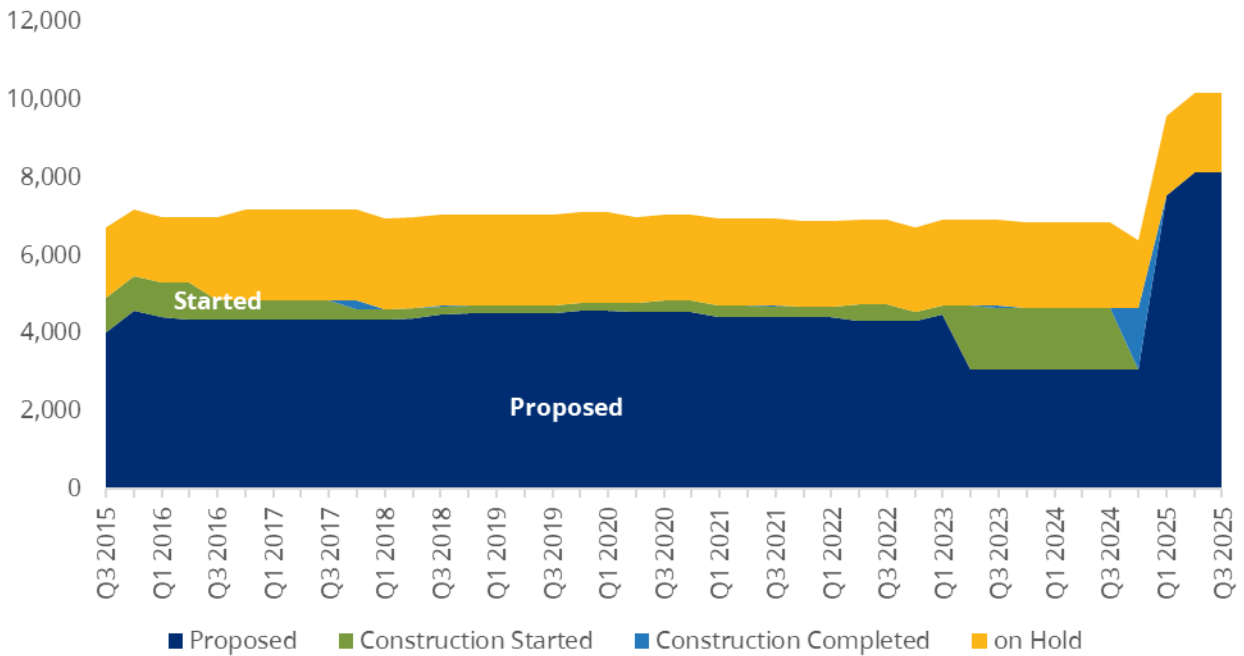
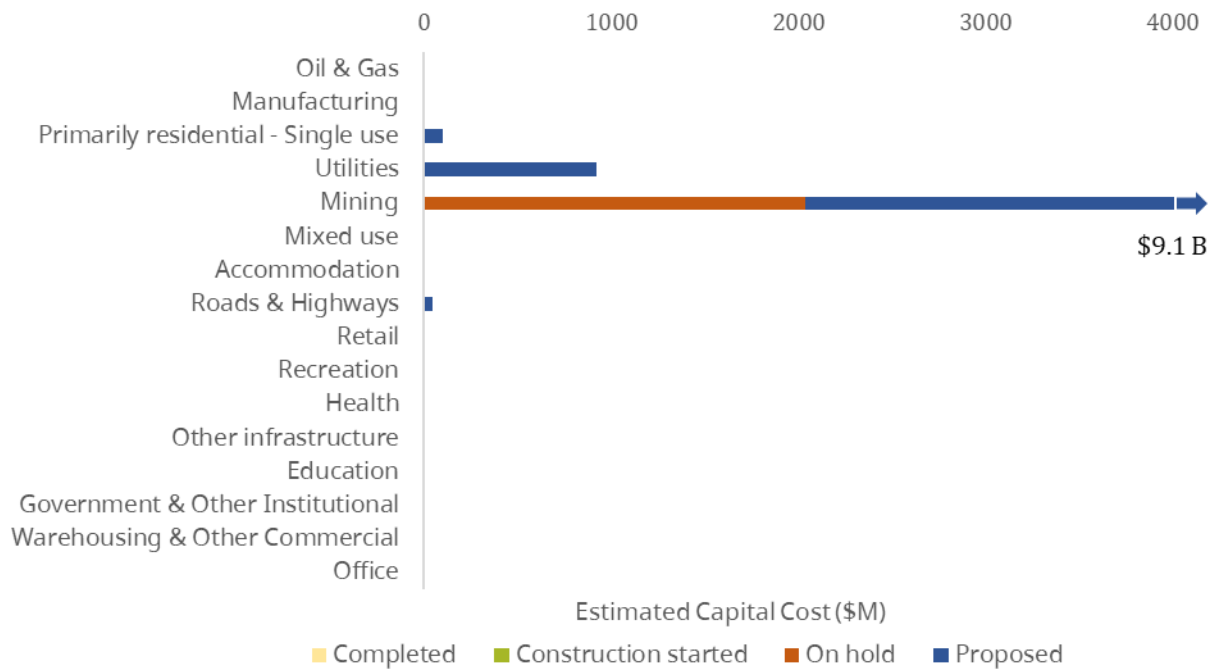


Figure 3.6-4 Status of Major Projects, by Construction Subtype, Nechako



Note: Oil and Gas Extraction includes LNG and pipelines

3.7 Northeast

- In Q3 2025, the Northeast region had a total of 36 major projects with a combined value of \$37.49 B, 0.2% higher than the previous quarter and 6.3% higher than a year before.
- Site C project (\$16.0 B) completed construction this quarter with all six generating units in full operation.

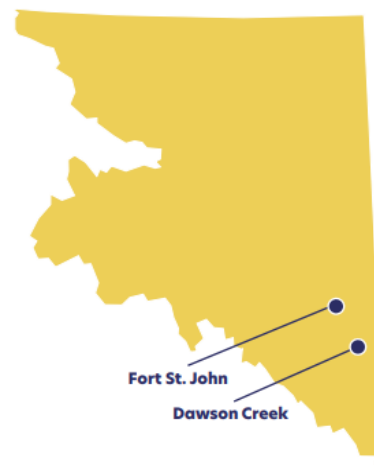


Table 3.7-1 Summary of Northeast Major Projects (by Project Status and Stage)

Status	Q2 2025 (\$M)	Q3 2025 (\$M)	Change from previous quarter	Change from previous year	Percentage of Total (Value)	Number of Projects	Average Years in Inventory
Proposed	11,111	11,111	0.0%	2.1%	29.6%	18	11.5
<i>Consultation/Approvals</i>	3,390	3,390	0.0%	-9.4%		7	11.3
<i>Permitting</i>	1,520	1,520	0.0%	0.0%		2	8.3
<i>Preliminary/Feasibility</i>							
<i>Tender/Preconstruction</i>	40	40	0.0%	-29.8%		1	12.3
<i>Stage unknown</i>	6,161	6,161	0.0%	10.8%		8	12.4
Construction started	21,310	5,368	-74.8%	-72.3%	14.3%	11	7.1
Completed		16,000			42.7%	1	18.1
On hold	5,010	5,010	0.0%	0.0%	13.4%	6	15.2
Total	37,431	37,489	0.2%	6.3%	100.0%	36	11.0

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

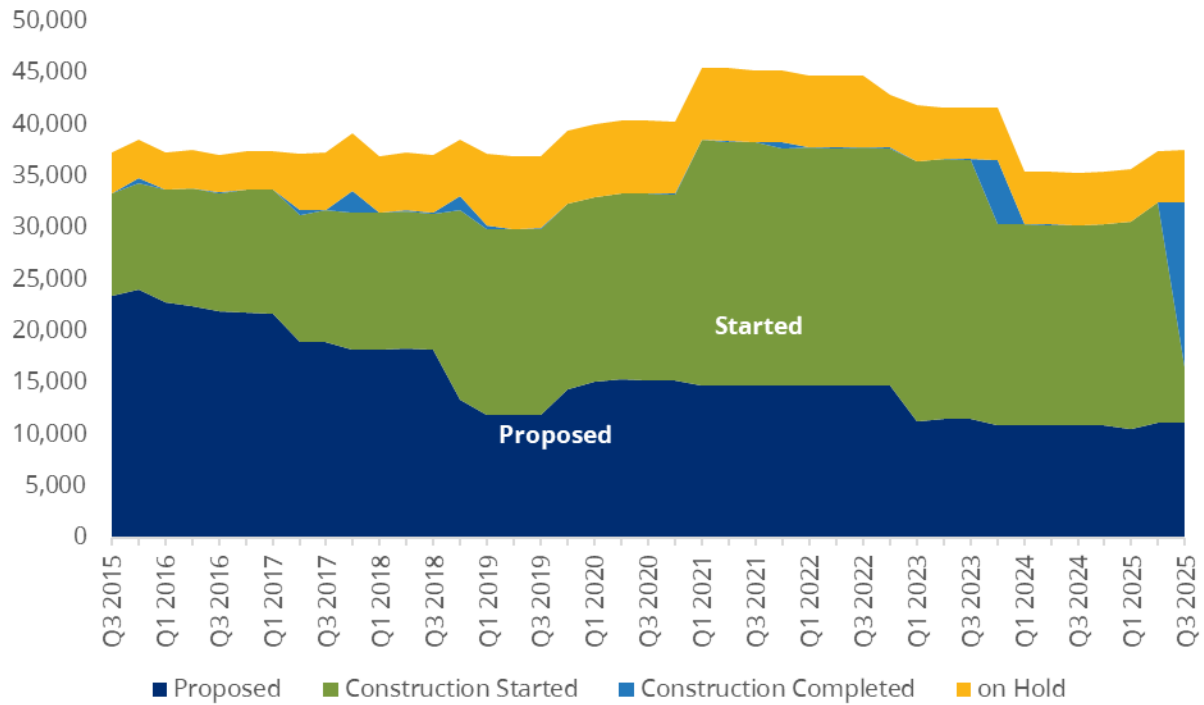
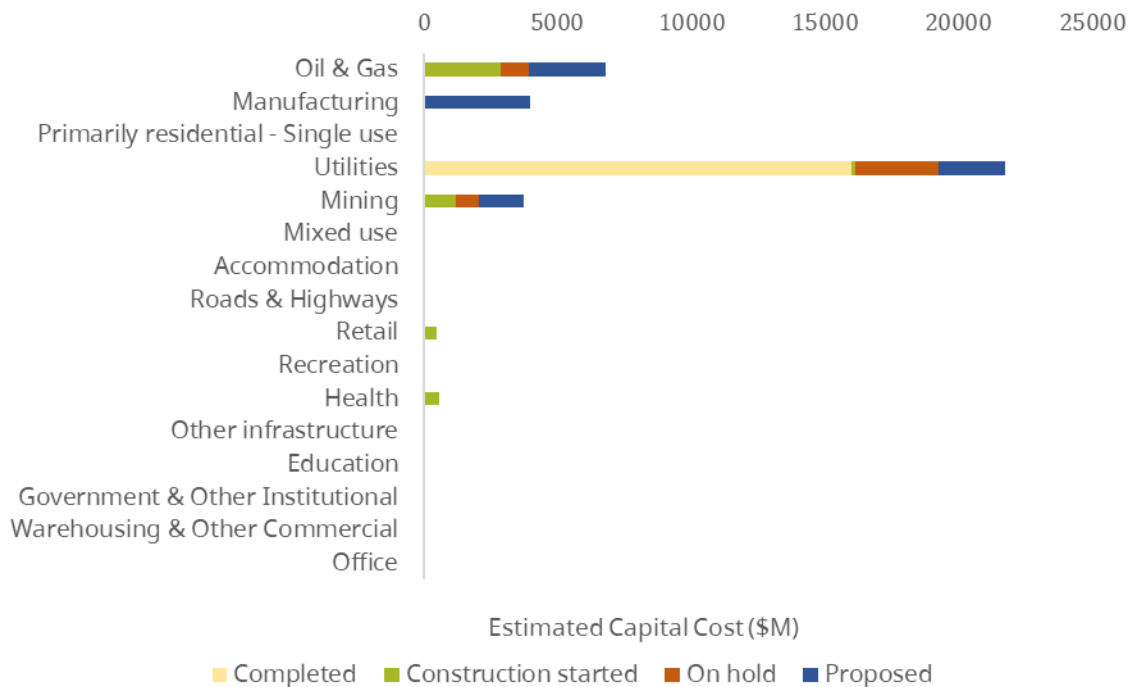


Figure 3.7-2 Status of Major Projects, by Construction Subtype, Northeast



Note: Oil and Gas Extraction includes LNG and pipelines

4. Appendices

Appendix 1: New Proposed Projects

Appendix 1: New Proposed Projects *July - September 2025			
Region	Municipality	Project	Estimated Cost (\$ Million)
Vancouver Island/Coast	Victoria	780 Blanshard Street Condos	20
	Victoria	880 Pandora Avenue Condos	
	Victoria	Carlton Terrace Condominium	28
Mainland/Southwest	Abbotsford	Parkview Street Condos	54
	Abbotsford	Rail District Community	120
	Abbotsford	Skyside Residences	20
	Abbotsford	West Railway Street Condos	20
	Coquitlam	Traverse Townhomes	20
	Coquitlam	Whitgift Gardens Condos	200
	Coquitlam	Coquitlam Water Supply Tunnel	1660
	Langley	Jethro Condominium	34
	Langley	Opus Condominiums	23
	Langley	Douglas Court Condos	
	Surrey	Student Housing (KPU)	144
	Vancouver	Ash Crescent Condos	160
	Vancouver	West 5th Rental Tower	20
	Vancouver	East 16th Rental Tower	23
	Vancouver	Rental Towers	58
Total			2604

Appendix 2: Projects Starting Construction

Appendix 2: Projects Starting Construction *July - September 2025				
Region	Municipality	Project	Completion Date	Estimated Cost (\$ Million)
Vancouver Island/Coast	Esquimalt	Constance House	2026-Q4	20
	Nanaimo	Nanaimo Cancer Centre	2028-Q4	289
	Salt Spring And Pender Islands	Gulf Islands - Salt Spring Feeder Reinforcement on North Pender Island (VI-GUL-014) Project	2027-Q4	17
Mainland/Southwest	Abbotsford	Clayburn - Substation Upgrade (2nd Phase) Project	2028-Q4	57
	Burnaby	Conseil Scolaire Francophone de la Colombie-Britannique	2027-Q3	41
	Burnaby	Burnaby (former Duthie-Union) Elementary	2027-Q3	50
	Burnaby	Kitchener Elementary Addition	2026-Q3	30
	Burnaby	Brentwood Park Elementary Upgrades	2026-Q4	39
	Burnaby	Onyx Condominium	2028-Q4	50
	Coquitlam	Partington Creek Townhomes	2026-Q1	28
	Coquitlam	Botanica Condominium	2027-Q1	32
	Langley	Townside Village Townhomes and Condos	2026-Q3	80
	Langley	Affordable Housing - 27200 Block of Fraser Hwy.	2027-Q4	28
	Langley	Affordable Housing - 20230 72B Ave	2027-Q3	20
	Mission	Mission Senior Secondary School	2028-Q3	176
	Port Coquitlam	Town and Centre Highrise Condominium - North Tower	2027-Q2	60
	Port Coquitlam	Port Coquitlam Transit Centre	2026-Q4	31
	Sunshine Coast	1L037 Jervis and Agamemnon Crossings Project	2027-Q3	64
Surrey	Edge Condominiums	2026-Q4	25	

	Surrey	Guildford Park Secondary School Expansion	2028-Q2	65
	Vancouver	Autograph Condominium	2026-Q2	20
	Vancouver	UBC Power House Sauder School of Business Expansion	2028-Q1	151
	Vancouver	St. Vincent's Heather Long-Term Care Home	2028-Q4	207
	Vancouver	Mount Pleasant Substation - Transformer and Feeder Sections Addition Project	2029-Q1	90
Thompson-Okanagan	Kamloops	Royal Inland Hospital Kamloops Cancer Centre	2029-Q2	386
	Logan Lake	2L333 - Load Interconnection - Enbridge APP CS16 Project	2026-Q2	132
	Logan Lake	Highland Valley Copper Mine Life Extension	2028-Q4	1500
	Merritt	1L243 Transmission Load Increase (HVC) Project	2027-Q4	142
Kootenay	Cranbrook	Long-term Care Facility	2030-Q4	156
Northeast	Fort Nelson	Fort Nelson - Regional Reliability Improvement Project	2026-Q2	58
Total				4044

Appendix 3: Projects Completing Construction

Appendix 3: Projects Completing Construction *July - September 2025			
Region	Municipality	Project	Estimated Cost (\$ Million)
Vancouver Island/Coast	Central Saanich	Highway 17 Keating Cross Overpass Project	77
	Colwood	Campus Expansion	108
	Courtenay	Student Housing	77
	Port Alice	Juene Landing - 1L130 to 25kV Conversion with Neutral Conductor and Bypass (VI-PHY-008) Project	19
	Sooke	SĆIΛNEW STEŁIT̓KĒŁ (South Langford) Elementary	49
	Victoria	Cedar Hill Middle School	54
	Victoria	Tresah Condominium Development	40
Mainland/Southwest	Burnaby	The Standard Condominium	65
	Gold Bridge	Bralorne Mine/King/ Pioneer Mines	100
	Langley	North East Latimer Elementary	52
	Langley	The Hive 2 Condominiums	28
	Port Moody	Anchor Condominium	22
	Port Moody	Chroma Condominiums	20
	Surrey	Holland Park Residential Development	200
	Surrey	Hartley Condominiums	20
	Surrey	Pura Condominiums	42
	Surrey	Simon Fraser University - First Peoples Gathering House	27
	Surrey	Park and Maven Condominiums	38
	Surrey	Woodland Park Elementary	24
	Surrey	Fleetwood - Distribution Feeder Ductbank and Feeder Installation (FV-FVW-023)	41
	Vancouver	Oil Management Department Tank Farm Upgrade Project	40
	Vancouver	UBC Beaty Biodiversity Centre Expansion	45
	Vancouver	UBC - Recreation Centre North	72
	Thompson-Okanagan	Kelowna	The Anacapri Condominium
Kootenay	East Kootenay Area	Natal - 60-138 kV Switchyard Upgrade Project	85
	Sparwood	Natal and 1L274 - Transmission Reinforcement (Teck) Project	15
	Trail	Glenmerry Elementary Replacement	39
Northeast	Fort St. John	Site C Project	16000
Total			17419

Appendix 4: Project Value and Status by Industry

Category	Proposed	Construction started	Completed	On hold	Total
Oil & Gas	35,205	10,800	0	1,320	47,325
Manufacturing	26,929	0	0	0	26,929
Primarily residential - Single use	16,681	22,114	495	689	39,979
Utilities	22,080	12,210	16,200	7,735	58,225
Mining	27,058	11,052	100	13,785	51,995
Mixed use	3,769	11,666	0	1,000	16,435
Accommodation	7,632	1,559	0	1,421	10,612
Roads & Highways	4,846	17,466	77	0	22,389
Retail	615	8,940	0	0	9,555
Recreation	5,785	4,182	0	125	10,092
Health	3,184	17,190	0	0	20,374
Other infrastructure	6,987	8,418	0	110	15,515
Education	6,035	4,270	547	0	10,852
Government & Other Institutional	521	1,714	0	0	2,235
Warehousing & Other Commercial	522	965	0	0	1,487
Office	274	158	0	80	512
Grand Total	168,123	132,704	17,419	26,265	344,511

Appendix 5: Major Projects by Industrial Category

Summary of Major Projects by Industrial Category excluding Completed Projects*^ July - September 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	80	10	0	20	0	20	5	0
2. Mainland/Southwest	375	31	6	35	2	94	14	557
3. Thompson/Okanagan	43	15	6	25	0	17	5	111
4. Kootenay	9	3	7	6	0	4	2	31
5. Cariboo	5	3	11	11	2	6	0	38
6. North Coast	3	9	16	15	3	4	0	50
7. Nechako	1	1	13	3	0	1	0	19
8. Northeast	3	4	9	15	2	2	0	35
Total	519	76	68	130	9	148	26	976

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.

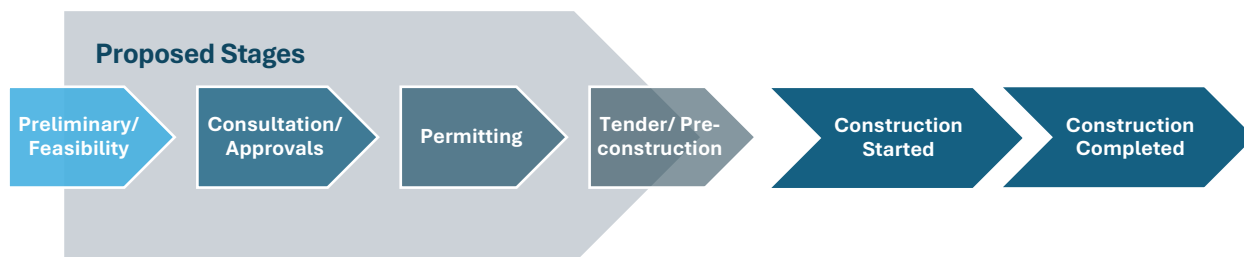
Start and Finish Dates

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