

The following report provides in-depth project updates for active significant capital projects (that exceed \$5 million in overall planned expenditures and are non-recurring in nature) with project-specific data encompassing all years that the project will be active as opposed to the current year only. In this report, transparency is provided through the inclusion of a classification system that advises on the accuracy of the estimated total project plan. Additional details provide a detailed status update to readers that create a high degree of visibility into the status of significant projects the City has undertaken.

City of Burnaby
Lifetime Status Update on Significant Projects
As of May 18, 2025 (P5)

Engineering		Figures Pertain to Entire Project Lifetime						
Capital Project	Completion Date Estimate	Estimate Classification	Total Project Plan Estimate	Lifetime Expenditures to Date	% of Work Complete	Project on Schedule (Y/N)	Total Project Plan \$ on Track (Y/N)	Status Update
Residential Universal Metering Project	Q4 2029	E	\$48,000,000	\$0	5%	N	Y	This project is currently on hold due to concerns on cost esclataions from tariffs.
Cycling - Priority Network	Q4 2026	E	\$40,840,000	\$569,086	15%	Y	Y	This project includes work for two locations, Southeast Bikeway Upgrade & Vancouver - SFU Active Transportation Connection. A feasibility study has been completed for Vancouver-SFU Active Transportation Connection while a feasibility study is anticipated to commence for Southeast Bikeway.
Pedestrian Overpass Across Highway 1	Q4 2025	A*	\$25,000,000	\$13,125,279	25%	Y	Y	100% civil, architectural, structural and electrical design is complete. Construction activities on the north and south abutments have commenced and base concrete is poured. Temporary engineering works to move and install the bridge super-structure over Highway 1 is being finalized. Bridge super-structure is being fabricated offsite at a local facility in Surrey BC. The project is on schedule to achieve substantial completion by Q4 2025.
Metro Vancouver Annacis Main No. 5 & 13th Avenue Watermain & Roads	Q3 2028	C	\$21,358,000	\$2,021,271	20%	Y	Y	13th Avenue Watermain Construction by City forces ongoing, anticipated Summer 2025 Completion. Section on 12th Avenue between 13th Street and Kingsway added to scope. Roads design is ongoing. Annacis Main No. 5 Utility Works to be completed in Coordinated works with Metro Vancouver. Anticipated Construction Start Date is Q1 2026
Norland Aggregate Storage Area	Q4 2026	D	\$20,839,000	\$912,779	20%	Y	Y	Currently in design. Tender anticipated for end of 2025. Construction anticipated for spring 2026.
Watermains & Road Upgrades - Victory	Q4 2026	B	\$17,000,000	\$532,819	25%	Y	Y	Construction anticipated for summer 2025 with completion of phase 1 (Gray Ave) by end of 2025. Expected completion in 2026.
Metro Vancouver Central Park Watermain Works	Q4 2027	C	\$16,960,000	\$8,573,165	10%	N	Y	Metro Vancouver coordinated project. Changes to design team have been encountered. Project expected to break ground in late 2026/early 2027. Construction may be delayed until 2027.
SFU Tower Reservoir Replacement	Q4 2029	D	\$15,700,000	\$0	0%	Y	Y	Completing options analysis in order to determine land needs
Gillmore Pump Station	Q4 2028	E	\$13,725,000	\$275,363	5%	Y	Y	A feasibility study is in progress to finalize the decision of building a new sewer pump station as part of the Gillmore PS upgrade. The location will be near the old Gillmore PS to meet future development needs in this catchment area. This pump station upgrade includes the installation of a new force main and the upgrading of the gravity main which will be a separate project.
Sidewalk Upgrades - Carleton, Madison, and Triumph	Q4 2026	D	\$13,500,000	\$58,382	25%	Y	Y	Preliminary design underway and aim to tender 2025 Fall.
Roads & Sidewalks Upgrades - Marine Drive	Q4 2030	B	\$27,000,000	\$4,823,858	40%	Y	Y	The tender for the utilities work has been executed (\$2.9M), and we are now awaiting Council approval to award the contract. Construction for utilities is anticipated to start in Q2 2025. Additionally, a separate tender for the roadworks will be anticipated to be issued in Q4 2025. Overall, the project remains on schedule.
Gagliardi Way Culverts & Paving	Q4 2030	E	\$13,071,000	\$20,998	0%	N	Y	Project deferred and will be combined with Gagliardi Way Cycling Corridor
Driving - Traffic Calming	Q2 2027	A	\$13,000,000	\$903,684	10%	N	Y	Project deferred to acquire funding and has been included in draft 2026-2030 capital plan

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BC Parkway Lighting	Q2 2025	A*	\$12,962,300	\$12,342,020	98%	Y	Y	Currently in active construction and nearing completion. The scope of this project includes guideway accent lighting on SkyTrain columns and is a three phase approach split into three separate zones: <ul style="list-style-type: none"> • Zone 1: Patterson Station to Imperial Street (substantially complete); • Zone 2: Imperial Street to Royal Oak Station; (substantially complete) • Zone 3: Royal Oak Station to Edmonds Station. (ongoing and expected to complete remaining work by end of Q2 2025 waiting for BCHydro connection)
Watermains & Road Upgrades - Griffiths	Q3 2025	A*	\$11,662,000	\$6,795,660	65%	Y	Y	Full neighbourhood upgrade with watermain, sidewalks, streetlights. Substantial completion by July/August 2025.
New Sidewalks - Halifax, Yeovil & Smith	Q4 2025	A*	\$10,921,000	\$9,709,162	96%	Y	Y	Construction of sidewalk is substantially complete with minor deficiencies. Added scope for construction of a new signalized intersection at Brighton Avenue and Government Road.
Alpha Secondary School Sidewalk Improvements	Q1 2026	A*	\$10,586,000	\$5,591,582	70%	Y	Y	This project is currently under construction. Watermains and road works in front of Ecole Alpha Secondary School (Alpha Avenue between Parker Street and Union Street; and Venables Street between Willingdon Avenue and Alpha Avenue) have been completed before school starts. Construction continues on Alpha Avenue towards Hastings St. An archaeology monitoring plan has been implemented which satisfies the requirements of the Indigenous Relations and Reconciliation department and the local First Nations.
Brentwood Pedestrian & Cycle	Q4 2028	E	\$10,200,000	\$904	1%	Y	Y	Proposals are currently under evaluation.
Roads & Sidewalks Upgrades -Douglas Road, Sprott to Highway 1	Q4 2029	D	\$10,000,000	\$601,857	10%	Y	Y	Preliminary design complete, waiting for Transportation review. Expected construction start in 2027.
Watermain & Road Upgrades - Nelson	Q4 2025	A*	\$9,336,000	\$5,883,060	60%	Y	Y	Construction ongoing. Expected substantial in Sept 2025.
Sidewalk Expansion - 6th Street	Q2 2025	A*	\$7,754,000	\$7,288,333	90%	N	Y	Substantial completion April 28th. Waiting for Hydro to relocate 2 poles for 2 areas to be completed. First Nations assessment delay and BC Hydro work has delayed completion of the project.
Sidewalk Upgrades - Irmin Street Nelson Elementary and Lyndhurst Elementary	Q4 2028	E	\$7,000,000	\$2,422	5%	Y	Y	Project design commenced in May 2025.
Watermain & Road Upgrades - Royal Oak & Sunland	Q4 2025	A*	\$6,198,000	\$3,848,398	85%	Y	Y	Construction On-going, Substantial Completion anticipated by Late Summer/Early Fall 2025.
Traffic Management Projects	Q4 2027	B	\$6,000,000	\$263,944	5%	Y	Y	Project will proceed with Holdom Overpass project now initiated, waiting for overpass schedule to plan intersection works. Design is complete, project will be tendered once overpass schedule is determined.
Paving - Barnet Highway, West of Cariboo	Q4 2025	A*	\$5,064,000	\$3,889,164	97%	Y	Y	Contract executed and construction is completed with minor deficiencies to be completed in 2025.
Housing Choices - Laneway Paving & Other Offsite Services	Q3 2025	A*	\$5,000,000	\$2,623,553	80%	Y	Y	Currently in construction. On schedule.

* Project Plan \$ is considered on track if within +/- 10%

Lands & Facilities		Figures Pertain to Entire Project Lifetime						
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Cameron Recreation Centre, Pool & Library	Q1 2028	A*	\$314,000,000	\$58,860,554	19%	Y	Y	With plans for three tower cranes on-site, the second crane was erected in mid-April. The project is anticipated to be completed in Q4 2027 and handed over to PRC in Q1 2028.
Burnaby Lake Recreation Centre	Q1 2028	A*	\$291,000,000	\$65,718,002	23%	Y	Y	At the Burnaby Lake Recreation Complex site, two cranes have been erected and are expected to remain for approximately two years. Decorative hoarding panels and fencing have been extended along the north side of Kensington Avenue. Bulk excavation has been completed, with the detailed excavation for the underground parking and the 50m pool and footings underway. The project is anticipated to be completed by Q4 2027 and handed over to PRC in Q1 2028.
City Hall Replacement	Q4 2030	E	\$250,000,000	\$995,777	1%	Y	Y	Project is in its planning stages.
Community Safety Building (RCMP Detachment)	Q1 2028	A*	\$244,000,000	\$24,092,898	10%	Y	Y	Council approved the project to proceed with design and construction at the January 29th Council meeting. The construction of the facility is anticipated to start in Q1 2025 and is expected to be complete in Q4 2027. The facility handover is expected to be Q1 2028.
Willingdon-Brentwood Community Centre	Q3 2029	A*	\$157,000,000	\$9,526,451	11%	Y	Y	The detailed design was completed and issued for tendering in 2024. The developer is targeting the construction of the parking facility (part of the Phase One Master Plan) in early 2025 upon the issuance of the Building Permit. Construction of the recreation facility is expected to start in Q4 2026 with completion and handover to PRC in Q3 2029.
Burnaby District Energy System	Q1 2028	E	\$140,000,000	\$2,827,073	2%	Y	Y	Project is in planning stage. Staff is currently working with Metro Vancouver to execute our agreements, as well as seeking external grants in support of the project. Staff plans to go back to Council Q4 2025 to request approval to proceed with project preliminary design and cost estimation.
James Cowan Theatre Redevelopment	Q1 2027	A*	\$63,000,000	\$18,327,824	25%	Y	Y	The project progress status currently stands at 25%. Concrete for structural foundations and columns is almost complete. Formwork and reinforcements for level 2 are underway. The project team continues to coordinate with Shadbolt Centre of the Arts to minimize impacts during construction of the James Cowan Theatre. The theatre is expected to be handed over to PRC in Q1 2027.
Civic Facilities Furniture & Equipment	Q1 2028	E	\$35,000,000	\$0	5%	Y	Y	Furniture and equipment program for various sites currently under construction.
Fire Station #8 SFU Site Evaluation, Design & Construction	Q4 2024	A*	\$30,000,000	\$30,897,215	100%	Y	Y	The grand opening ceremony has been confirmed and will be held on Saturday, April 26, 2025, at the Burnaby Mountain location. This project will be removed from future FMC updates as the fire station is now operational.
Fire Station #4 Site Evaluation, Preliminary Design and Construction	Q2 2024	A*	\$30,000,000	\$26,219,313	99%	Y	Y	Construction is complete with trades closing out deficiencies. Facility is now in operation.
Child Care Facilities - Rowan Avenue	Q3 2025	A*	\$17,000,000	\$11,897,323	90%	Y	Y	The facility is scheduled for completion at the end of June and handover is expected to be in Q3 2025.
Workplace Optimization Program	Q4 2026	A*	\$8,000,000	\$3,007,851	38%	Y	N	This project had a significant reduction in scope; therefore, it is anticipated that \$4.3M plan will not be required. Remaining work will be to complete the project by installing more efficient, consistent and modern workspaces within Deer Lake I.
Civic Facilities Electric Vehicle (EV) Charging Infrastructure	Q4 2029	E	\$8,000,000	\$3,217,990	40%	Y	Y	Focusing on EV Charger locations with external funding. Developing a plan for future year public EV Charging spaces.
Burnaby Animal Shelter	Q4 2026	C	\$6,000,000	\$614,002	15%	N	Y	Design is ongoing. Evaluating redesign options to reduce costs.

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Parks, Recreation & Culture		Figures Pertain to Entire Project Lifetime						
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Park Pulse Program	Q4 2028	A*	\$7,148,200	\$1,561,852	58%	Y	Y	This project is currently ongoing and involves multiple locations. Bids are currently being tendered in June.

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Planning & Development		Figures Pertain to Entire Project Lifetime						
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Non-Market Housing Program - Sites 1-6	Q2 2027	C	\$32,025,700	\$16,706,890	58%	Y	Y	All Off Site servicing requirements including City infrastructure, Third Party Infrastructure, road work, and electrical will be complete in 2025 for sites # 1, 3, 4 and 6. Designs for Sites #2 and 5 will be completed in 2025. Work to begin in 2026 and 2027.

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Information Technology		Figures Pertain to Entire Project Lifetime						
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Modern ERP: Core Business Application	Q4 2028	D	\$12,538,800	\$341,635	8%	Y	Y	Contract for an ERP Application upgrade has been awarded. Initial project to upgrade ERP to latest version on the Cloud has started with estimated completion in December 2025. Prioritizing and planning roadmap of ERP modernization projects to follow the technical upgrade.

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