

ZEBx Case Study: North Van Net Zero

Additional Information - Timeline

For those curious about how long a deep retrofit like this can take, our full project stretched just over three years. Regulatory and logistical hurdles shaped both the scope and the pace of progress. The timeline broke down roughly as follows:

- **33%** on team-building, design, and costing
- **6%** on deconstruction
- **25%** on permitting
- **36%** on construction

While some of these steps are unavoidable, there are opportunities to streamline future projects. In our case, uncertainties around what could be retained or reused slowed both design decisions and permit approvals. A more retrofit-literate policy environment, paired with aligned incentives, could certainly help similar projects move faster.

We share this breakdown not as a blueprint, but as useful context for others considering a similar path—and to help policymakers better understand where delays typically occur. Insights like these can inform more effective programs, policies, and incentives that enable faster, smoother delivery of deep retrofits at scale.

2021 -----> 2024

