

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.



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- May 2021
 Purchased home
- July 2021Closing / keys
- Nov 2021
 First set of drawings
- Feb 2022 Schematic drawing package for costing
- March 2022
 Contractor Class C
 Estimate; Reiteration
- April 2022
 Pause & Project team restructure
 - June 2022
 Building Permit
 Submission #1
- July 2022
 Building Permit

 Revised Submission #1.2
- Oct 2022
 Building Permit Issued!

- Dec 2022
 Deconstruction & abatement complete
 - Jan 2023
 Decision to add to basement height
- Feb 2023
 Substantial reconstruction trigger & stop work;
 Engineering team reinforcement
 - March 2023
 Building Permit Submission #2
 - April 2023
 + SWMP
 + Wildfire Hazard
 Assessment
 - June 2023
 Building Permit Re-issued

- July Dec 2023
 Foundation upgrades, framing, new roof
- Jan Feb 2024
 Triple pane window install, air barrier, interior framing
 - March 2024
 Mechanical, electrical, plumbing; Lock-up
- April May 2024
 Insulation, drywall, solar install
- June July 2024
 Flooring and finishes
 - Dec 2024
 Post-construction
 boulevard sign-off
- Aug 2024
 Permeable driveway & hardscape
- Sept 2024
 Final inspection & handover; Move date