CITY OF VANCOUVER · HOME BUILDING GUIDE

THE HOME-BUILDING ROADMAP

A homeowner's guide to zoning, permits, inspections and City of Vancouver approvals — from first sketch to move-in day.

FIRST-TIME BUILDER EDITION

Planning a new home in Vancouver can feel overwhelming, especially the first time around. Between zoning regulations, permits, engineering requirements, inspections and City approvals, it helps to know exactly where to start.

This guide gives you a simple overview of the home-building process, together with direct links to official City of Vancouver resources — all in one place, so you're not left digging through department pages on your own.

GO DEEPER

Planning a custom home? For detailed information on custom construction, realistic timelines, and what it's like to work with a builder, visit our Custom Home Builder in Vancouver page.

→ **Learn About Building Your Dream Home**

THE BUILDING PROCESS, SIMPLIFIED

Six stages, start to finish — every Vancouver home project moves through the same path.

1

PLANNING YOUR PROJECT

Confirm zoning, budget and site requirements

2

DESIGN & ENGINEERING

Drawings, structural and site plans take shape

3

DEVELOPMENT & BUILDING PERMITS

Submit and secure City approvals

4

CONSTRUCTION

Work begins on-site, permit in hand

5

INSPECTIONS

City inspectors sign off at each stage

6

OCCUPANCY

Final approval — time to move in

RESOURCE DIRECTORY

OFFICIAL RESOURCES FOR HOMEOWNERS, BUILDERS & DEVELOPERS

Planning a custom home, laneway house, duplex or multiplex in Vancouver? Below are the City of Vancouver departments, permits and online resources you'll use most, gathered in one convenient place.

DEVELOPMENT & BUILDING SERVICES CENTRE

515 West 10th Avenue
Vancouver, BC V5Z 4A8

GENERAL INFORMATION

3-1-1 (within Vancouver)
604-873-7000 (outside Vancouver)

OFFICIAL WEBSITE

Development & Building Services
vancouver.ca/home-property-development

01 PLANNING YOUR PROJECT

BUILDING PERMITS

Apply for building permits, and view requirements, submission checklists, inspections and application status.

→ vancouver.ca/…/building-permit.aspx

DEVELOPMENT PERMITS

Find out whether your project requires a Development Permit before you apply for a Building Permit.

→ vancouver.ca/…/development-permit.aspx

BUILDING & RENOVATING

General information for new homes, laneway houses, duplexes, renovations and secondary suites.

→ vancouver.ca/…/building-and-renovating.aspx

APPLY & MANAGE PERMITS

Submit applications, pay permit fees and manage your active permits online through the City's permit portal.

→ vancouver.ca/…/apply-for-and-manage-your-permit.aspx

BEFORE YOU BREAK GROUND

PROPERTY INFO, INSPECTIONS & PAPERWORK

Whether you're researching your property, checking zoning, or booking an inspection, these links go straight to the right City department.

02 PROPERTY INFORMATION

FIND YOUR PROPERTY ZONING

Determine your property's zoning designation before you begin the design process.

→ vancouver.ca/…/zoning-and-land-use-…

ZONING & DEVELOPMENT BY-LAW

Review zoning regulations, permitted uses, setbacks, height restrictions and development requirements.

→ vancouver.ca/…/zoning-and-development-bylaw.aspx

PROPERTY RECORDS & BUILDING PLANS

Request copies of building plans, permits and property records for a specific address.

→ vancouver.ca/…/request-property-research-and-copies-of-permits.aspx

03 INSPECTIONS

Book or cancel an inspection at any stage of construction:

Building | Plumbing | Electrical | Gas | Fire Sprinkler | Sidewalk

→ vancouver.ca/…/inspections.aspx

04 FORMS & CHECKLISTS

Download official City forms, including:

- Building Permit Applications
- Development Permit Applications
- Submission Checklists
- Bulletins & Engineering Requirements

→ vancouver.ca/…/application-forms-and-checklists.aspx

ONE LAST STEP

NEED PROFESSIONAL ADVICE?

Regulations are one thing — applying them to your specific property is another.

EVERY PROPERTY IS DIFFERENT

While the City provides the regulations and permit information, interpreting those requirements — and planning an efficient construction project around them — often benefits from professional guidance.

If you're planning to build a custom home, laneway house, duplex or multiplex in Vancouver, Xerox Builders would be happy to discuss your project and help you understand the process before you invest in plans or permits.

COMPLIMENTARY CONSULTATION

XEROX BUILDERS LTD.

MANDEEP SINGH

Ready to talk through your project, timeline and next steps

604-786-7000

This guide is provided as a general overview for information purposes only and does not replace advice from the City of Vancouver or a qualified professional. Zoning, permit and inspection requirements can change — always confirm current details at vancouver.ca or with the Development and Building Services Centre before starting your project.