

Permitting is Getting Easier

Fact Sheet

Overview

Since 2022, the City has been making permitting and licensing in Vancouver easier. Improvements are making it faster, simpler and more predictable to build new homes, create jobs and build complete neighbourhoods across Vancouver.

Below are highlights of key results and improvements.

It's getting faster

To renovate:

- 92% of simple renovation permits were processed within 3 days so far this year.
- 45% faster processing time for all home renovation permits in 2025 compared to 2022.

To build a home:

- 50% reduction in permit approval wait times for laneway homes, from 200 days in 2022 to 100 days in 2025.
- 36% faster permit processing times for new single detached homes, from 250 days in 2022 to 160 days in 2025.
- 46% faster processing time for development permits for multi-family and mid-rise homes (including multiplex homes) in 2025 (9.8 months) compared to 2023 (18.1 months).
- 50% decrease in permit processing time for multiplex projects as a result of the [streamlined multiplex application stream](#).

To start a business:

- 40% faster processing time for commercial renovations permits in 2025 compared to 2022.
- 98% faster processing time for business licence applications, from 16 weeks in 2022 to 2 days in 2026.

- Removed development and building permit requirements for straightforward commercial changes of use for five common business types, saving businesses 8–12 weeks in processing time.

It's getting simpler

- Approximately 70% of potential development permit conditions were eliminated, simplified, or shifted to risk-based reviews.
- Removed outdated submission requirements, such as acoustical reports, traffic demand management (TDM) plans and traffic impact studies, resulting in reduced costs for applicants and quicker processing times.
- 95% reduction in review time (from 56 weeks down to 3 weeks) for complex rainwater management plans by shifting the process from the development permit stage to the Vancouver Building By-law building permit stage.
- 75% of Engineering Services sewer reviews eliminated by streamlining sewer capacity reviews.
- 64% of compliance items removed from plan reviews by adopting a risk-based approach.
- Expanded use of City-initiated rezonings is reducing reliance on site-specific rezonings, cutting up to 12 months from overall project timelines.

It's getting more predictable

- [Digital application portal](#): Allows applicants to explore their projects, save their work and apply when they are ready, communicate with City staff directly and track their application progress all in one place.
- [Digital permit exploration tool](#): Allows applicants to research and understand all regulations and requirements associated with their site, providing clarity and guidance to applicants before they get started with the permit application process.

For more information about how the City is working to make permitting and licensing in Vancouver easier, please visit: www.vancouver.ca/permitting.