

The District of North Vancouver INFORMATION REPORT TO COUNCIL

July 30, 2026

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SUBJECT: DAPR Update – Additional Information

REASON FOR REPORT

To provide additional information further to discussion at the June 29, 2026 Special Meeting of Council regarding agenda item 8.2 titled DAPR Update and Construction Bylaw Amendments.

DISCUSSION

Building permit applications on DNV.org

Council requested an opportunity to see the building permit application process from the applicant's perspective and expressed an interest in how technology will be leveraged to assist applicants.

As part of the DAPR initiative, staff are taking an incremental approach to improving the application experience on DNV.org.

The first round of enhancements – scheduled to go live in the coming weeks – focuses on ensuring that online content is complete, clear, accurate, and easy to find. This will help applicants better understand and navigate the application process and requirements.

Following this content update, the focus will shift to improving how information is presented on the website, potentially through a 'hub-like' experience and enhanced content, such as simple explainer videos, to help applicants understand more complex requirements.

The final phase involves providing a more robust, interactive experience with the addition of tools powered by artificial intelligence. Staff are exploring the feasibility of creating a 'wizard' that would walk an applicant, step by step, through their project, and then provide a customized list of requirements, checklists, and other tools that they could save to their MyDNV accounts. The addition of an AI agent is being explored that

could answer users' questions, such as what is permitted on their property under the zoning bylaw.

To support this work, the DAPR program successfully secured a second Local Government Development Approvals Program (LGDAP) grant in 2026 that contributes \$50,000 to digitize the Zoning Bylaw. This will allow the zoning regulations to be dynamically presented on DNV.org, integrated with online permit services, and used by emerging technologies such as artificial intelligence and automated compliance tools.

Staff will advise Council as soon as this first round of enhancements is live. Furthermore, staff will offer one-on-one demonstrations for members of Council who wish to walk through the customer experience.

Standardised Housing Design

As discussed at Council, the federal and provincial governments have developed tools including standardised housing designs to support building permit projects. Standardised housing designs are intended for use by property owners, designers, builders, and housing providers to improve efficiency when applying to local building authorities.

Such tools include:

- The Province's [Standardised Housing Designs Catalogue](#);
- CMHC's [Housing Design Catalogue](#);
- BC Housing's and Metro Vancouver Housing's [Digitally Accelerated Standardised Housing \(DASH\)](#).

The District does not dictate the source of designs used by an applicant. Rather, the District's role as the building authority is to review, permit, and inspect for compliance with zoning, building code, and other applicable regulations. Applicants may utilize a standardised design; however, site-specific refinement may still be required to meet zoning, building code, and other bylaw requirements.

Staff are aware of a DASH design being used for Metro Vancouver Housing Corporation's Riverside Affordable Housing project for which Council issued the Development Permit on July 13, 2026. Staff have not yet received the building permit application for this project.

Staff are exploring opportunities to highlight available tools on DNV.org.

Permitting for home energy upgrades

Council expressed an interest in DAPR's review of permit processes that support residents completing energy upgrades to their homes.

Staff continue to identify and implement improvements to customer experience while maintaining applicable safety and code requirements.

Heat pumps

Staff recently introduced a simplified heat pump permitting process through a dedicated web page and online application form that provides a clearer and more streamlined customer experience, see [apply to install a new heat pump](#). A single application can be submitted and all permits (electrical, heating, and/or gas) are processed at the same time. The updated process simplifies the experience without impacting Building Code or Technical Safety BC requirements.

This work supports the North Shore [Jump On A New Heat Pump](#) initiative and broader energy efficiency objectives.

EV charging

For single-family new construction, staff verify during the building permit review that EV charging requirements for the Zoning Bylaw and Building Code are incorporated, while on existing single-family properties, EV charging installations generally require a standard electrical permit.

For existing multi-family buildings, the situation can be more complex, as challenges often exist with respect to sufficient electrical capacity. This is a key barrier for those wishing to make the switch to an electric vehicle and the District has expanded our public electric vehicle charging network to provide access to charging for those who are unable to charge at home.

Provided electrical capacity is sufficient, staff have not identified significant administrative barriers associated with electrical permits for EV charging, but further review of trade permits is scheduled as part of the DAPR workplan.

MOU to streamline hazard tree management

Council requested more information on the memorandum of understanding (MOU) that staff are exploring. The aim is to streamline management of Hazardous Trees on Greater Vancouver Water District and Metro Vancouver-owned properties throughout the District. This agreement contemplates an exemption from the requirement to obtain a District Tree Permit for Hazardous Tree(s) as part of Water Services and Regional Parks operations subject to agreed criteria and notification. The MOU would have no impact on the public's tree permit application process.

Stormwater management

Stormwater management is a known challenge that is being tackled in multiple ways through the DAPR project.

Staff are already seeing improved stormwater management designs with permit applications since launching the redesigned single-family building permit review process and publishing a new [technical guide to stormwater management requirements](#) on the District's building permits web page.

Further, through the introduction of the new residential R1 and R2 zones, there is less incentive for deep excavation which may result in a reduced demand for complex stormwater solutions. This will be monitored through DAPR's continuous improvement model.

To effect further improvements, the 2026 LGDAP grant mentioned above contributes \$150,000 to an off-site infrastructure servicing review. This project will establish and execute a plan for utility service system modelling and make recommendations for policies and standards. This work will support utility modelling, improve consistency in servicing requirements, reduce review timelines, and improve the customer experience for future development applications.

DAPR Reporting

As part of the DAPR commitment to continuous improvement, progress on each initiative will be monitored and reported to allow continued refinement.



Figure 1: DAPR's continuous improvement cycle

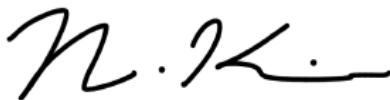
Staff are considering options for reporting on progress, including real-time online updates similar to the District's [progress on our housing objectives](#) page, and performance measures that will assist applicants in planning their projects.

The DAPR team will continue to maintain the online [DAPR project updates](#) and provide biannual updates to Council.

Concurrence

This report has been reviewed by Development Engineering, Environmental Protection, Climate Action, and Digital Services.

Respectfully submitted,



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REVIEWED WITH:

☐ Business and Economic	_____	☐ Facilities	_____	External Agencies:	
☐ Bylaw Services	_____	☐ Finance	_____	☐ Library Board	_____
☐ Building and Inspection	_____	☐ Fire Services	_____	☐ Museum & Arch.	_____
☐ Clerk's Office	_____	☐ Golf	_____	☐ NSEM	_____
☐ Climate Action	CJ	☐ Housing	_____	☐ NS Health	_____
☐ Communications	_____	☐ Human Resources	_____	☐ NVRC	_____
☐ Community Planning	_____	☐ Integrated Planning	_____	☐ RCMP	_____
☐ Development Engineering	KK	☐ ITS	_____	☐ Other:	_____
☐ Development Services	_____	☐ Parks	_____		
☐ Digital Services	JM	☐ Planning	_____		
☐ Engineering Infrastructure	_____	☐ Real Estate	_____		
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☐ Environmental Protection	EN	☐ Transportation	_____		