

4 Protecting City Property

Excavation. Excavating on City property requires a City work permit, available from the Engineering Department. Trees on the road allowance or boulevard cannot be cut down without City approval. Excavation must be kept clear of standing water.

Protect existing landscape. To protect trees and shrubs, encircle them with hard fencing. Storage of materials must not occur inside the tree drop line to ensure their survival. If certain areas are at serious risk, the builder should work out an acceptable agreement with the homeowner before starting work.

Protective fencing. The construction site should be enclosed to eliminate access by the public.

Do not burn waste. It is prohibited in the City.

Proper protective equipment for workers, such as hard hats and work boots.

Clean Up. Prompt clean up of scraps and construction garbage keeps the site from becoming a safety hazard and an eyesore.

Mud Removal. Remove mud that has been tracked onto City streets and sidewalks. If mud tracking is a serious problem, trucks should be hosed down before leaving the site. If mud has built up substantially, roads should be immediately flushed or swept down. Failure to comply may result in substantial fines.

Siltation. Siltation must not enter the storm drainage system. Please refer to the City's requirements for sediment control. Care should be taken to keep debris on the site.

Noise Control Bylaw

The sound generated by construction activity or the activity of construction equipment is permitted only during the following times:

Monday to Friday 7 am to 8 pm
Saturday 9 am to 7 pm

No construction activity is permitted on Sundays or on Statutory Holidays. Please contact North Shore Health at 604.983.6700 for information.

Benefits of Good Neighbour Practices

By renovating and renewing older neighbourhoods, redevelopment projects contribute to the health and vitality of the neighbourhood. Surrounding homeowners share in these benefits. By using good neighbour practices, an owner or builder can contribute to these benefits with the least possible disruption.

CONTACT INFORMATION

General Inquiries	604-990-4220
Development & Zoning	604-990-4214
Permits and Inspections	604-983-7355
24 hour Insp. Requests	604-990-4249
Engineering, Parks & Environment	604-983-7333
Call Before you Dig	1-800-474-6886 or *6886 on cellular
Terasen Gas	1-888-224-2710

GOOD NEIGHBOUR PROGRAM

GENERAL—BUILDING



Redevelopment projects will always impact a community. Steps should be taken to effectively communicate with your neighbours and actions taken to minimize the disruptions the redevelopment will have on your neighbours.

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Redevelopments in Established Communities

Some examples of redevelopments in an existing communities are:

- demolishing one single-family home and building a new home;
- building a duplex where a single-family home once stood;
- building townhomes where before there were one or more single-family homes;
- a new building on a vacant lot;
- major additions and renovations to existing homes.

GOOD NEIGHBOUR PRACTICES

1 Communicate with City Staff & Neighbours

Owners or builders should consult with the Building and Development Planning Division staff well in advance to determine if the project meets all of the City of North Vancouver's planning and building requirements.

Since fully informed neighbours are more likely to be supportive of the project, the owner/builder should communicate with neighbours well before work starts and prior to any applications for redevelopment.

Project Details. Information should be in writing and distributed to neighbours. Please include:

- Scope of Project: Details about what is being planned
- Contact Information: Full name, address and phone number for feedbacks and questions.

Signage. Prior to the project beginning, a sign should be erected at the site, giving the owner/builder's name and phone number.

Developer's Information Sessions & Town Hall Meetings. These types of information sessions are helpful, particularly for larger and more complicated projects.

2 Required Permits & Approvals

Do not start construction until you have all the necessary permits and approvals, otherwise you may be liable for substantial fines.

Development Planning Approval

If the proposed project changes the current use and density of a property it will need some type of Development Planning approvals. Please contact the Development Planning Division for additional information. If project does comply with the current use and density of the property, please contact the Building Division.

Demolition Permit

Dust, noise and debris must be minimized during demolition. Sediment control measures are also required during excavation, please contact the Engineering Department for these requirements.

Building Permit

Building staff conducts a compliance review of construction drawings to ensure they meet the minimum requirements of the BC Building Code and other applicable government regulations. The Building Permit must be clearly displayed at the property and is visible from the street.

Construction projects must also conform to other provincial regulations and municipal bylaws.

- **Workers' Compensation Act.** This covers a wide variety of issues, from safety helmets and boots to proper protection of trenches.
- **City bylaws.** Parking limits are enforced in some locations; please refer to the City's handout on Construction Site Parking. Other applicable bylaws are: street occupancy, hoarding, disposal bin storage, fencing, construction noise, road clearing and signs.
- **Disposal and Recycling of Construction Materials.** The City encourages the reuse of acceptable construction materials. For example, drywall is to be adequately disposed of by recycling or depositing in an acceptable landfill site.

3 Protecting Neighbourhoods

Vacant homes. A home slated for demolition should not be allowed to become an eyesore or a danger. Any broken windows must be boarded up immediately.

Existing neighbourhood services. Prior to any excavation or digging call your local telephone, gas, hydro and cable television companies to locate underground services.

Minimize disruptions to neighbours. Special care must be taken to keep construction operations and trucks away from neighbours' property and landscaping. Avoid encroaching on the neighbours' property with garbage bins. Keep laneways and parking access clear for use by neighbours and emergency vehicles. Locate the portable lavatory well away from neighbours' homes.

