



Good Neighbour Program

District of North Vancouver
Planning Department

355 West Queens Rd, North Vancouver, BC V7N 4N5

Questions about this form: Phone: 604-990-2387 or Email: planning@dnv.org

Limiting Construction Impacts on Neighbourhoods

By renovating and renewing older neighbourhoods, developers can contribute to the health, vitality and beauty of the District of North Vancouver. The impact of construction on neighbours and neighbourhoods has, however, become a concern. By using good neighbour practices, a developer can ensure that the project creates the most benefits for the nearby residents with the least possible disruption. The Good Neighbour Program below and the detailed information which follows is intended to outline what developers must do as "good neighbours" to minimize construction impacts on neighbourhoods.

Good Neighbour Program

Existing Neighbourhoods

- ✓ Respect existing neighbourhoods
- ✓ Communicate with neighbours
- ✓ Do not encroach onto or destroy adjacent property
- ✓ Do not block access to parking
- ✓ Clean up on a regular basis

The Environment

- ✓ Respect and protect the natural environment
- ✓ Protect storm drains and watercourses from siltation
- ✓ Do not track dirt and mud onto streets and sidewalks
- ✓ Contain waste and litter on site
- ✓ Provide temporary toilets
- ✓ Do not burn refuse

Streets, Lanes, Sidewalks & Boulevards

- ✓ Do not use public thoroughfares or land without a **HIGHWAY USE PERMIT**
- ✓ Do not block access to parking

Noise

- ✓ Restrict construction to allowable times
- ✓ Restrict the use of musical equipment

Permits and Approvals

- ✓ Obtain all required permits & approvals **BEFORE** starting work

Safety

- ✓ Maintain safe conditions for workers **AND** the public

Respect Existing Neighbourhoods

Communicate

When neighbours have full information, they are generally much more supportive and understanding of the project. The developer should notify in writing the occupants of adjacent properties prior to the commencement of the work. Commencement of work includes site clearing, demolition and construction.

The notification should include a description of the work, key emergency contact numbers including that of the developer, general contractor and owner's representative.

A sign should be erected at the site prior to the start of construction. The sign should provide the name and contact numbers of the developer, general contractor, owners, Coordinating Registered Professional, Architect and consultants.

Parking

Do not block access to parking or restrict traffic flow. Developers should make arrangements to minimize the impact of construction parking on existing neighbourhoods. Carpooling, shuttling or

temporary arrangements with local landowners (churches or commercial centres) can ease parking and congestion problems. Parking restrictions or "Resident Only" parking may be invoked if problems are incurred.

Encroachment

Protect neighbouring properties from construction activities. Special care must be taken to keep construction operations and trucks away from adjacent landscaping. If areas are at risk, the builder should work out an acceptable agreement with the adjacent owner BEFORE starting the work.

Avoid encroaching on to adjacent property with waste disposal bins and storage. Care should be taken to direct runoff away from neighbouring properties.

Clean Up

Collect and remove waste on a regular basis. Prompt clean up of litter and construction garbage keeps the site from becoming a safety hazard and an eyesore.

Respect the Environment

Sediment and Erosion Control

At the building permit stage, the Developer is required to produce a sediment and erosion control plan for a soil permit. Minimum requirements include location and detail of sedimentation pond, truck wash, runoff controls, contingency for keeping roads adjacent to the building site clean, monitoring and maintenance protocol. Local conditions such as aquatic areas, steep slopes and trees to be retained must be addressed in the plan. Extreme care must be taken to ensure that no substance (including sediments) deleterious to Aquatic life enters the storm drainage system, creeks or foreshore.

The District enforces a ZERO tolerance policy with respect to dirt on roads and sediment in the drainage system.

Measures to control sediment from entering into the District storm drainage system, creeks or onto the road must be inspected PRIOR to

commencement of the work and maintained in good working condition during construction.

Care must be taken to direct runoff away from neighbouring properties.

Tree Protection

Trees and shrubs should be protected with durable hard fencing. Effective protection fencing should extend to the tree drip line. Trees on road allowances or any District property cannot be pruned or cut down without a permit.

Temporary Toilets

It is a requirement of the Building Bylaw that on site sanitary facilities be provided and accessible at all times that a valid construction permit is in effect. Portable toilets should be situated to cause minimum nuisance to adjacent homes and businesses. Such facilities should be kept in a

sanitary condition without leaking beyond the facility and without overflowing within the facility.

Burning

All outdoor burning, including the burning of construction waste, is prohibited in the District.

Streets, Roads, Lanes, Sidewalks & Boulevards

To limit impact on traffic, to avoid conflicts with other projects and inconvenience to neighbours a HIGHWAY USE PERMIT is required for a number of activities. A Highway Use Permit is required for:

- any construction work on a street, road, lane, sidewalk boulevard or highway
- for the temporary or permanent use of lanes for construction vehicles
- Telus, BC Gas, Shaw Cable or BC Hydro work
- drilling of wells for environmental testing
- waste disposal containers

Although District of North Vancouver bylaw requirements with respect to highway use, safety and noise apply throughout the District more restrictive measures may be incorporated into individual service agreements on larger projects. Local residents' concerns regarding road closures, noise and safety will be solicited during

Contacts:

Environmental Protection: 604-990-2480

the public input process and included in the servicing agreement.

Keep laneways clear for emergency vehicles and access to resident parking. District bylaws require that a minimum of 3 metres clear passage be maintained at all times.

Waste disposal bins and storage must be placed within the property lines in such a manner as not to affect the District boulevard, tree protection areas and the road network. .

Mud & Dirt on Streets

The District enforces a ZERO tolerance policy with respect to dirt on roads and sediment in the drainage system.

Contacts:

Highway Use Permits	604-990-2450
Soil and Erosion Control	604-990-2480
Engineering Department	604-990-2450

Noise

The Noise Regulation Bylaw makes it an offence for Construction Noise to be made from a Construction Project either: a) On a Sunday or Statutory holiday, or b) Before 9:00 a.m. or after 5:00 p.m. on a Saturday. Truck arrivals, staging, and idling prior to 7:00 a.m. weekdays, or 9:00 a.m. Saturday, is considered construction noise. Although minimum Bylaw requirements with respect to construction noise apply throughout the Municipality, more restrictive measures may be incorporated into specific service agreements or site-specific bylaw amendments. Builders, Owners and Developers **must ensure** that all workers and sub-trades have valid Business Licences and are familiar with the hours of work provisions applicable to their site.

Please review the Noise Regulation Bylaw prior to proceeding with any installation. Any noises or sounds from mechanical equipment such as generators, heat pumps, ventilation equipment, air conditioning systems, vents or pool or hot tub pumps must meet all Sound Levels (dBA) prescribed in the bylaw. Playing radios loudly, raised voices, or running a generator can be considered a nuisance to neighbours. A Bylaw ticket can be issued for noises or sounds that disturb, or tend to disturb, the quiet, peace, enjoyment or comfort of neighbours or comfort of neighbours or persons in the vicinity.

Contacts:

Bylaw Enforcement	604-990-2400
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Permits and Approvals

All development projects and building construction must receive municipal approval BEFORE construction begins. Projects require, at minimum, building and environmental permits. Larger or more complex projects may require a development permit, a rezoning, a development variance permit or subdivision. Large or complex projects typically require public input and Council Approval prior to the issuance of a Building Permit. Bylaws such as the Noise Bylaw, the Street and Traffic Bylaw and the Building Bylaw regulate construction.

PROJECT SPECIFIC requirements may also be imposed through the review and approval process. Developers, contractors and owners should ensure compliance with all conditions of development. The developer and the general

contractor should ensure that all subcontractors and sub trades are aware of District of North Vancouver requirements prior to commencing work. Starting work prior to having all permits and approvals in place or failure to comply with development conditions or municipal bylaws may result in a STOP WORK ORDER, a doubling of permit fees and prosecution of bylaw infractions.

Contacts:

Building	604-990-2480
Environment	604-990-2480
Planning Department:	604-990-2387

Safety

Fencing, Hoarding and Covered Ways

The BCBC Part 8 – Safety Measures at Construction and Demolition Sites regulates safety affecting WORKERS, OCCUPANTS and the PUBLIC. Key provisions include:

- A covered way if construction will be within 2 metres of a public way
- 1.8 metre high fencing, boarding or barricade where work is 2 or more metres from a public way AND on open sides
- Excavation must be kept reasonably clear of water so as not to endanger the safety of the public or to create conditions hazardous to health.
- Safe passage past a construction site

Single family contractors should contact a Building Inspector to discuss site specific safety requirements.

Demolition

Maintain vacant homes or buildings in good condition. A building intended for demolition should not be allowed to become an eyesore, a danger or attractive to children. Broken windows or doors must be boarded up immediately.

Obtain a demolition permit. Ensure that District services, including water, sanitary and storm, have been capped prior to demolition. Dust, noise and debris must be minimized during demolition.

Call Before You Dig

Prior to demolishing, excavating or digging, contact Telus, BC Gas, BC Hydro and Shaw Cable to locate underground cables.

Contacts:

Engineering Utilities	604-990-3863
Building Department	604-990-2480
Telus	Dial 611
Teresan Gas (toll free)	888-224-2710
BC Hydro	1-877-520-1355
Shaw Cable	604-280-6266

Noise Regulation Bylaw #7334

This bylaw makes it an offence for Construction Noise to be made from a Construction Project either:

- a) on a Sunday or Statutory Holiday, or
- b) before 9:00 a.m. or after 5:00 p.m. Saturday

This is in addition to NO Construction noise before 7:00 a.m. and after 8:00 p.m. Monday through Friday (except Statutory holidays).

Contacts:

Bylaw Enforcement Services 604-990-2400