

Related City Bylaws

- Construction activity noise is governed by the Noise and Sound Regulation Bylaw No. 8856. This bylaw prohibits certain construction activity noise prior to 7:00 a.m. and after 8:00 p.m. on Monday through Friday, prior to 10:00 a.m. and after 8:00 p.m. on Saturday (provided it is not a Statutory Holiday), and prior to 10:00 a.m. and after 6:00 p.m. on Sundays and Statutory Holidays.
 - Applications for exemption to this bylaw must be made to the Engineering Inspections Division at 604-276-4014.
 - The City's Unsightly Premises Regulation Bylaw No. 7162 contains requirements for proper clean-up of properties.
 - Tree Protection Bylaw 8057 regulates the removal and retention of trees 20 cm in diameter or greater located on private property.
 - Subject to the Local Government Act, all people doing business in the City such as Designers, Builders, Sub-trades, etc. are required to hold a valid Richmond Business Licence as stated in Richmond's Business Licence Bylaw No. 7360.
 - Builders and Sub-trades should be aware of local parking regulations in the City's Traffic Bylaw No. 5870 and should not block or obstruct private driveways, sidewalks, lanes or streets.
- Other City Bylaws may also apply.

Other Regulations

As well as City bylaws and regulations, construction projects must also conform to other Provincial regulations. The Workers' Compensation Act covers a wide variety of issues, from safety helmets and boots, to property protection, to proper shoring of trenches.

Clean Up & Close Out

Collect and remove construction waste on a regular basis. Prompt clean-up keeps the site from becoming a safety hazard and an eyesore. Regularly clean sidewalks, streets and lanes that have become dirty or muddy from excavation and landscaping activities. Repair any damage done to abutting properties.

Telephone Enquiries:

For more information on infill building, please contact:

Greater Vancouver Home Builders' Association

#203, 15463 – 104 Avenue
Surrey, BC V3R 1N6 **604-588-5036**
Web: www.vancouverhomebuilders.org

City of Richmond

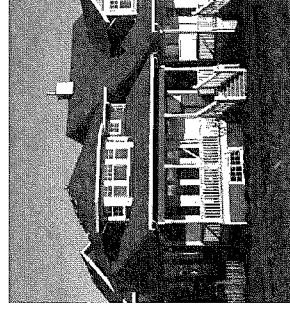
6911 No. 3 Road
Richmond, BC V6Y 2C1 **604-276-4000**
Web: www.richmond.ca

Development Permits, Subdivision, Zoning & Business Licence..... **604-276-4017**
Tree Protection Bylaw..... **604-247-4684**
City Street Trees..... **604-244-1208**
Fire Department..... **604-278-5131**
Workers' Compensation Board.. **604-276-3100**
BC Hydro..... **604-543-1595**
Telus **604-310-2255**
Terasen Gas **1-888-224-2710**



Good Neighbour Program

(Construction Intrusion into Communities)



Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Wednesday, April 8, 2015.

The Greater Vancouver Home Builders' Association and with the City of Richmond have created this brochure which recommends what builders should do as "good neighbours" and what neighbours might reasonably expect from a builder working in their area.

For urgent matters such as water and sewer problems, road obstructions, downed trees or other problems, call:

Public Works 24hr Enquiries and Emergencies..... **604-270-8721**

For construction activity noise, dispersion of rodents during construction, health hazards related to air and water or sewage disposal problems, call:

Vancouver Coastal Health, Richmond **604-233-3147**

RCMP non-emergency line (after hours)..... **604-278-1212**

For building permit enquiries, construction vibration, neighbouring fencing and property line encroachment, and tree protection during construction, call:

Building Approvals Division **604-276-4285**
Tree Protection Bylaw..... **604-247-4684**

City Street Trees..... **604-244-1208**
For unsightly or accumulation of construction debris, and parking enquiries at construction site, call:

Community Bylaws Division **604-204-8631**
For soil on roadway or sidewalk, pollution impact on drainage ditches or storm sewers, call:

Engineering Division..... **604-276-4289**

City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
www.richmond.ca
BA-B-2 / November 21, 2012

Planning and Development Department
www.richmond.ca

What is Infill Housing?

Infill Housing is the construction of new residential structures in an already established neighbourhood. As Richmond continues to grow and evolve so do its neighbourhoods, and we must protect and enhance the quality of life presently enjoyed by its residents.

Neighbourhoods may be impacted by changes that could involve:

- demolition
- construction of larger single-family homes
- duplex construction
- townhouse construction
- major additions and renovations to existing homes
- the removal of trees and hedges

Communicating with Neighbours

Well before work starts and prior to any applications for a building permit, minor variance, rezoning or Official Community Plan amendment, an infill builder should advise nearby residents what is being planned, by writing a letter or visiting them personally. When neighbours have full information, they are usually much more supportive and understanding of the project.

In these letters/visits, the builder should give neighbours a sheet with his/her full name, address and phone number. In this way, neighbours can contact the builder immediately if they have concerns, or if there is any emergency.

Prior to the project beginning, a sign should be erected at the site, also giving the builder's full name and phone number. Signs may be obtained from the Greater Vancouver Home Builders' Association.

What Makes a Successful Infill Housing Project?

Good Neighbour Practices

There are six basic recommended Good Neighbour Practices for builders:

1. Obtain all required permits and approvals.
2. Inform all surrounding neighbours about your plans and what you are doing.
3. Protect the immediate neighbourhood, including trees on and off site.
4. The site should be kept clean at all times.
5. Respect hours of work and noise regulations.
6. Do not block driveways, keep street and lanes passable.

The General Contractor should ensure all his sub-trades comply with City Bylaws and these Good Neighbour Practices.

City Approvals

Builders should consult with City Planning and Building staff well in advance to determine if the project meets all planning requirements. If a proposal does not comply with the current Zoning Bylaw, the site may require rezoning; a minor variance request through the Board of Variance; or a Development Variance permit, which require City Council's approval.

Every infill project must receive City approval (building permit, etc.) before construction starts.

Generally, soils removal and site preparation does not require a permit.

Development Permits

A Development Permit from the Development Applications Division is required for all multi-family residential projects. The process time will vary depending on the planning issues involved.

Demolition Permits

A permit must be obtained from the Permits Centre. The builder should arrange for the safe disconnection of all utilities and the removal of all hazardous materials prior to demolition, and ensure that Part 8 of the BC Building Code titled "Safety Measures at Construction and Demolition Sites" is complied with.

Dust, noise and debris must be minimized and the work should be undertaken at a time which will not have a negative impact on the harmony of the neighbourhood.

Tree Removal Permits

Tree removal permits should be displayed in a visible location. All trees to be retained should have a prescribed tree protection barrier, clearly marked as "Tree Protection Zone".

Unless a valid tree permit has first been obtained, all existing trees 20cm calliper or greater located on site, all trees located on a neighbouring property within 1.5m of a property line, or any tree located on City property shall be protected with a tree protection barrier (see Bulletin Tree-03).

Tree protection barriers are required to be inspected and approved prior to demolition permit issuance.

Building Permits

City staff review construction drawings for compliance with land use, the minimum requirements of the BC Building Code, as well as other applicable bylaws and regulations. The permit site card must be displayed on the site where it is visible from the street.

Protection and Safeguards

Vacant homes waiting for demolition should not be allowed to become an eyesore or a potential fire hazard. Ideally a house should be vacant only for a very short period before being demolished or removed from the site.

Do not damage or disrupt existing neighbourhood services during construction. Prior to excavation or digging, contact electrical, gas, telephone, cable and other utilities for information on underground service locations.

Do not use power, water from neighbouring properties without their consent.

Protect adjacent buildings, landscaping, fences, etc. from construction activities. Use fencing or equivalent measures to protect shrubs. If certain areas are at risk, the builder should work out an acceptable agreement with the affected property owner before starting work.

Care should be taken to secure the project site and building to restrict access by children or pets; do not encroach neighbouring properties nor burn construction wastes on site.