

Good Neighbour Development



ADOPTED SEPTEMBER 3, 2019

Developers in Coquitlam have a responsibility to be aware and respectful of neighbours, communicate with them effectively and follow good development and construction practices. Learn more about the City's Good Neighbour Development Policy.



Fences and Walls

- ❖ Fences and retaining walls can significantly impact neighbouring properties.
- ❖ Talk to your neighbour prior to removing or constructing a new fence, or accessing their property.
- ❖ Fences must be located entirely on one property.
- ❖ The City's Zoning Bylaw regulates the height of fences and retaining walls.



Parking

- ❖ Contractor, subcontractor, and trades vehicles and equipment should not disrupt traffic flow, block neighbouring driveways, or take up all of the parking on a street.
- ❖ Developers are encouraged to find alternative parking arrangements or provide car-pooling or shuttling from a nearby parking lot.



Excavation and Construction

- ❖ Any dirt or debris that is tracked from the site onto the street or boulevard must be cleared by the end of the day.
- ❖ Delivery of construction materials and vehicles is restricted to:
 - ❖ 7:00 am and 6:00 pm Monday through Friday
 - ❖ 8:00 am and 5:00 pm on Saturdays
 - ❖ Stock piled soil must be contained on site and protected from erosion.



Construction Noise

- ❖ Noise coming from construction can be disruptive to a neighbourhood. Construction related noise is restricted to:
 - ❖ 7:00 am and 8:00 pm Monday through Friday
 - ❖ 9:00 am and 6:00 pm on Saturdays
- ❖ Workers are expected to behave in a respectful manner, and refrain from playing loud music, using foul language, or otherwise disturbing the peace of the neighbourhood.



Unightly Premises

- ❖ All properties in the city are expected to uphold an appropriate level of cleanliness at all times.
- ❖ Construction sites should be free of excessive or disorderly construction materials, debris or waste, and must be left in a clean and orderly state at the end of each work day.



Stream and Drainage Protection

- ❖ All construction sites must have Erosion and Sediment Control Plans in place.
- ❖ No water or wastes are permitted to enter the City's drainage systems or nearby streams or environmental areas.



Tree Management

- ❖ Whenever possible, trees should be retained through the development process.
- ❖ Proper tree protection fences should be installed around both on-site trees and trees on neighbouring properties.
- ❖ Contact the City's Urban Forestry department to determine the proper procedures for removing or replacing any trees.



Boulevard Maintenance

- ❖ The boulevard (area between the property line and curb) must be kept clean throughout the development process. No material or waste is permitted to be stored or accumulated on the boulevard.
- ❖ Safe passage past the site for pedestrians must be maintained at all times.



Common Courtesies

- ❖ **Communication:** Maintain frequent and open communication with nearby residents and businesses as to the nature of ongoing work, planned road or sidewalk closures, and other expected disturbances.
- ❖ **Respect for Neighbours:** Developers, contractors, and sub-trades should perform their duties on site with the care, attention and respect as if their families lived on the neighbouring properties. Avoid using foul language, especially when neighbours or children are nearby.
- ❖ **Generators:** Provide temporary power and avoid the use of power generators to reduce noise disturbances.
- ❖ **No trespassing:** Always ask permission to enter a neighbour's property or to use their water supply or power.
- ❖ **Washrooms:** Provide a bathroom facility on site for trade workers, and ensure its placement will not cause a nuisance for neighbours.
- ❖ **Security:** Secure the property to protect adjacent properties and prevent unauthorized access. Additional measures may be necessary at sites adjacent to schools or parks.



For the full **Good Neighbour Development Policy**, contact the City of Coquitlam for a copy, or visit coquitlam.ca/goodneighbour

Key City Contacts

- ❖ **Planning and Development:** 604-927-3430 planninganddevelopment@coquitlam.ca
- ❖ **Building Permits:** 604-927-3441 permits@coquitlam.ca
- ❖ **Engineering and Public Works:** 604-927-3500 epw@coquitlam.ca
- ❖ **Urban Forestry:** 604-927-3482 urbanforestry@coquitlam.ca
- ❖ **Bylaw Enforcement:** 604-927-7387 bylaw_enforcement@coquitlam.ca