

POLICY C3000 Construction Site Hoarding



Policy C3000

Adopted by Council:	2018.08.13	Administrative Responsibility:	Planning
Council Resolution #:	COU18-220	Last Review Date:	New 2018
Modified by Resolution #:		Next Review Date:	
Replaces:			

1.0 POLICY

The Town of Banff requires construction site hoarding to ensure the safe passage of pedestrians around construction sites while enhancing the experience of public streets including sidewalks and boulevards during course of construction. Construction sites must also meet the safety measures outlined in Part 8 of the Alberta Building Code and require fencing or screening as part of the building permit application.

The purpose of this policy is to assist property owners and lessees, builders, developers and general contractors in understanding the expectations of the Town of Banff regarding the appearance of construction site hoarding. Prominent commercial construction sites in the downtown core and along major thoroughfares are held to a higher standard of appearance and quality of materials, while undue hardship is minimized for smaller scale residential construction projects.

2.0 INTENT

As a national park community and centre for accommodation and other goods and services, Banff is surrounded by world-renowned natural beauty. Careful consideration must be given to how the streets and public realm are managed to ensure the quality of the town's built environment remains aesthetically pleasing during construction. Construction sites in the downtown core and commercial accommodation districts are highly visible, with potential to detract from the visitor experience.

This policy is designed to standardize the installation of construction site hoarding within the town, communicate to developers what the hoarding expectations for different sites in town, ensure unsightly construction work is screened from view, and to animate the streetscape to benefit the public realm. The policy is also intended to leverage the high-profile nature of developments within the CD (Commercial Downtown) and CA (Commercial Accommodation) Land Use Districts and other major arterial roads to ensure that an attractive, streetscape is maintained when construction or redevelopment occurs.

3.0 SCOPE

This policy applies to all construction sites within individual lot lines, and excludes those in the public right of way throughout the town of Banff.

4.0 DEFINITIONS

- 4.1 **Construction Site** – any construction project located within the bounds of a lot line for which a building permit has been issued. Construction work that occurs within the public right of way shall not be considered a construction site for the purposes of this policy.
- 4.2 **Construction Site Hoarding** – any type of enclosure erected along the lot lines of a construction site that is intended to protect passersby from construction debris and to screen the construction site from public roadways.
- 4.3 **Construction Site Fencing** – free-standing, self-supporting fence panels constructed of welded wire mesh, intended to protect passersby from the potential risks of a construction site and to increase the security of a construction site.
- 4.4 **Frontage** – means the lineal distance measured along the front lot line or front lot lines of a site including a 2.0m return along the side lot lines into the minimum required front yard setback;
- 4.5 **Hoarding Art** – any art that is printed and mounted or directly applied on construction hoarding, or integrated into the construction site hoarding structure in some other way. Hoarding art may come from the following sources:
- a) Approved images from the Whyte Museum archives.
 - b) Site-specific art that complements our national park community and is approved by a Development Officer.
- 4.6 **Scrim** – a fabric-like material attached to construction site fencing by metal grommets with the purpose of reducing debris movement from a construction site and reducing visual access. Images are often printed on a perforated vinyl material, while plain scrim may be woven heavy-duty polyethylene.
- 4.7 **Sign** – as defined in the Land Use Bylaw.
- 4.8 **Solid Wood Fencing** – a structure that encloses an area constructed from wood boards that are connected by wood posts.
- 4.9 **Solid Plywood Fencing** – a structure that encloses an area constructed from plywood sheets that are connected by wood boards. The dimensions of the sheets are typically 1.2 by 2.4 metres and vary in thickness from 1.4 mm to 4.3 mm.

5.0 STANDARDS

- 5.1 At any construction site in all land use districts, the following minimum requirements for construction site hoarding shall be met:
- a) Minimum 1.8 metres in height;
 - b) No damage to or removal of trees in the installation, maintenance, and removal phases;
 - c) Installation should not occur within the dripline of trees wherever possible; and,
 - d) Scrim, if used, shall be durable such that it can be reused in future construction projects, and shall be maintained throughout the duration of the project in like-new condition. Scrim should cover the construction site fencing top to bottom, and plain scrim shall comply with the Schedule B colour palette.
 - e) Hoarding and fencing must be designed, installed and maintained to be stable and secure to ensure public safety.
- 5.2 The composition and appearance of construction site hoarding shall be in accordance with the location map attached as Schedule A and the following guidelines:
- a) In the CD (Commercial Downtown) Land Use District Construction Site Hoarding along all street frontages shall consist of Solid Wood Fencing.
 - b) For properties with frontage on Banff Avenue, Lynx Street, Spray Avenue, Mountain Avenue or Cave Avenue, and properties located within the CR (Railway) and CT (Tunnel Mountain) Land Use Districts, Construction Site Hoarding shall consist of Solid Wood Fencing. Construction site fencing with scrim can be used at Development Officer's discretion.
 - c) Subject to section 5.2 (b), Construction Site Hoarding in the CA (Commercial Accommodation) Land Use District shall consist of Solid Wood Fencing or Construction Site Fencing with scrim;
 - d) For all other residential and non-residential properties Construction Site Hoarding along all street frontages other than a lane shall consist of Solid Plywood Fencing, Solid Wood Fencing or Construction Site Fencing.
- 5.3 Notwithstanding the provisions of 5.2, alternative hoarding materials may be approved at the Development Officer's discretion.

Land Use District	Approved materials for hoarding on street frontage		
	Solid wood fencing	Construction site fencing with scrim	Solid plywood fencing
CD (Commercial Downtown)	✓		
Properties fronting on Banff Ave, Lynx Street, Spray Ave, Mountain Ave or Cave Ave, and properties within CR (Railway) and CT (Tunnel Mountain)	✓	✓ (Development Officer's discretion)	
CA (Commercial Accommodation)	✓ Properties fronting on specified streets (5.2.b)	✓	
All other residential and non-residential properties	✓	✓	✓

Note: Lanes are not considered street frontages. Solid wood fencing, construction site fencing without scrim, or solid plywood fencing could be used for lanes in all land use districts.

- 5.4 Solid Wood Fencing may be left unfinished or stained at the discretion of the applicant provided the colour of the stain is consistent with the colour palette attached as Schedule B. Solid Plywood Fencing shall be painted a colour consistent with Schedule B.
- 5.5 The provision of viewing ports is encouraged where Solid Wood Fencing and Solid Plywood Fencing is used for large construction sites.
- 5.6 The only exceptions to this policy shall occur:
 - a) in cases where immediate construction site hoarding is required to be installed due to an emergency, act of nature or any other equivalent. In such cases, the property owners will be expected to comply with this policy within 14 days of the initial event.
 - b) Where construction hoarding is required for less than two weeks.

6.0 RESPONSIBILITIES

- 6.1 Council is responsible for the approval and review of this policy.
- 6.2 The Town Manager is responsible for ensuring that appropriate administrative policies and procedures are developed, approved, implemented, and monitored.
- 6.3 The Development Officer is responsible for reviewing and approving construction site hoarding plans for Development Permit applications consistent with this policy. In reviewing site-specific hoarding art proposals, the Development Officer shall consider construction site screening and reduction of hazards, level of encroachment into the public right of way, potential for the art to be understood as marketing, and suitability within the context of the construction site.
- 6.4 Developers are responsible for all costs associated with the purchase, installation, maintenance and removal of all construction site hoarding materials after construction is completed, including the printing, production or licencing of any hoarding art that is to be installed.

7.0 SCHEDULES

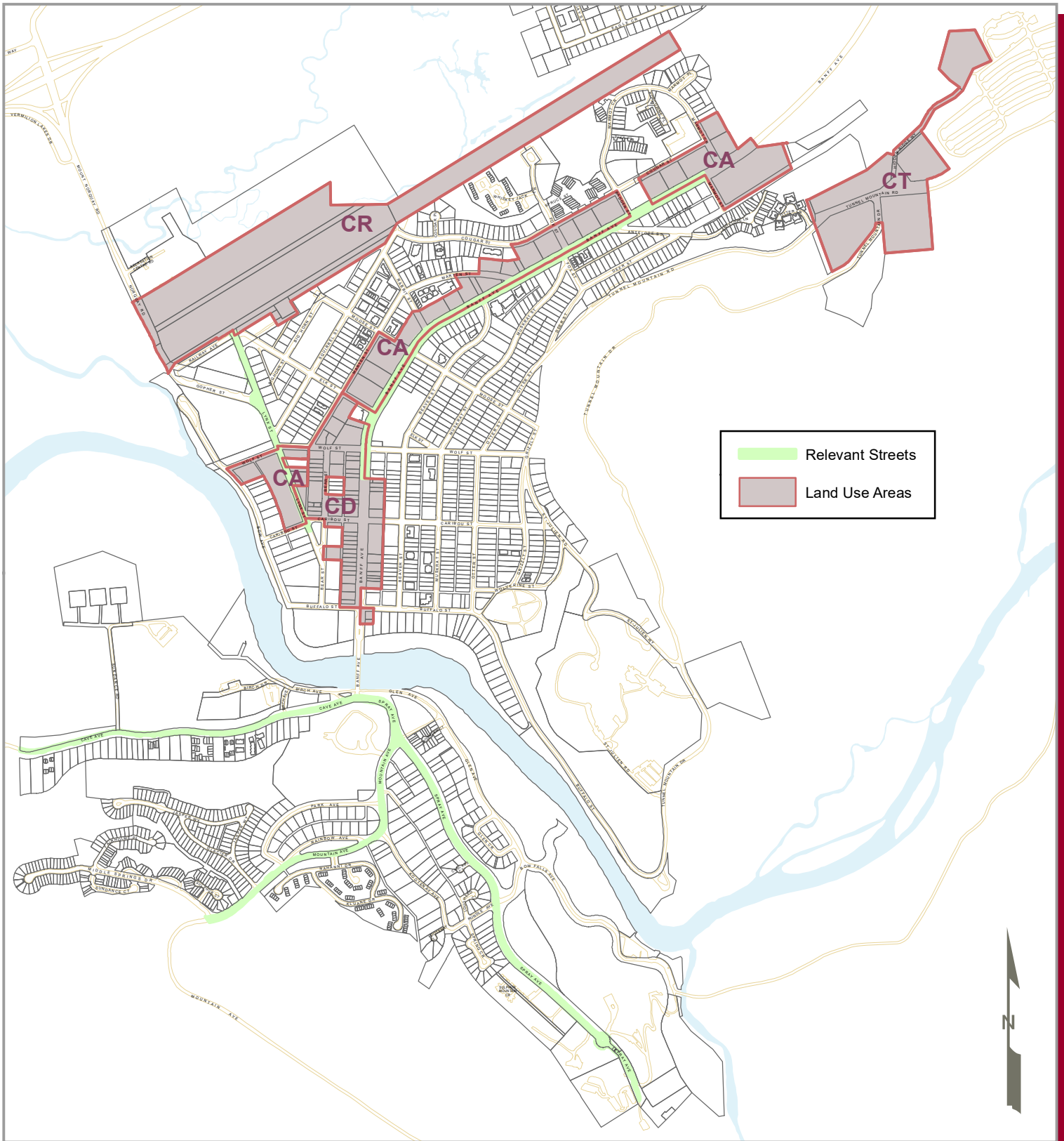
Schedule A: C3000 Construction Site Hoarding Locations

Schedule B: Colour Palette for Solid Plywood Fencing and Solid Wood Fencing.

This policy shall be in effect on the date it is approved by resolution of Council.

Karen Sorensen
Mayor

Robert Earl
Town Manager



Schedule 'A' - C3000 Construction Site Hoarding Locations



Date Created: 2017-09-28 12:24:57 PM
 Coordinate System: NAD 1983 UTM Zone 11N
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 File Name: C3000 Relevant Areas

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POLICY C3000 SCHEDULE B

Colour Palette for Solid Wood Fencing.



Colour Palette for Solid Plywood Fencing and plain Scrim.



Benjamin Moore
"Hunter Green"
Colour code:
2041-10

Dulux
"Pine forest"
Colour Code:
DLX1134-7

Dulux
"Black spruce"
Colour code:
DLX1137-7

Black