

VANCOUVER FENCE BUILDERS

Chain-Link Fencing

Galvanized and vinyl-coated chain-link fence installation, sizing, and accessories for property boundaries, pet enclosures, and security applications

8 Expert Answers from Fence IQ

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What are the pros and cons of chain-link fencing for a residential property in Surrey?

Chain-link fencing is the most affordable permanent fencing option for residential properties in Surrey, costing \$20 to \$45 per linear foot installed, but it offers no privacy unless you add slats or screening. It is an excellent choice for some applications and a poor fit for others — understanding the trade-offs helps you decide if it is right for your property.

Pros of Chain-Link for Surrey Homes

Cost is the biggest advantage. For a typical Surrey lot with 150 to 200 linear feet of fencing, a 4-foot galvanized chain-link fence runs \$3,000 to \$9,000 installed — roughly half the cost of a comparable cedar privacy fence. For homeowners on a budget who need to enclose a large suburban lot, chain-link delivers the most linear footage for the dollar. Surrey lots tend to be larger than Vancouver proper, so this cost difference adds up quickly.

Durability in Metro Vancouver's climate is excellent. Galvanized chain-link does not rot, warp, swell, or require sealing — all significant concerns with wood fences in a region receiving 1,200mm+ of annual rainfall. A properly installed galvanized chain-link fence will last 15 to 20 years with virtually zero maintenance. Vinyl-coated chain-link (available in black, green, or brown) lasts even longer because the coating provides an additional layer of corrosion protection.

Visibility and openness can be a pro depending on your needs. Chain-link does not block sight lines, which makes it ideal for keeping children and pets safely enclosed while maintaining visual connection with the surrounding area. It also allows full airflow, which means no wind-load concerns — chain-link fences handle Surrey's occasional winter storms without the stress that solid privacy panels face.

Speed of installation is another advantage. An experienced crew can install 100 to 200 linear feet of chain-link in a single day, compared to 2 to 3 days for a cedar privacy fence of the same length.

Cons of Chain-Link for Surrey Homes

Zero privacy is the most obvious drawback. Chain-link is see-through, which is a deal-breaker for rear yards, patios, and hot tub areas where screening from neighbours is desired. Privacy slats or mesh screening can be added, but they add cost and change the aesthetic.

Aesthetic appeal is limited. Standard galvanized chain-link has an industrial look that many homeowners find unattractive for a residential property. Black vinyl-coated chain-link looks significantly better and blends into landscaping, but it still lacks the warmth and curb appeal of wood or vinyl fencing. In Surrey neighbourhoods with

established cedar or vinyl fences, a chain-link fence may look out of place and could affect your property's perceived value.

Resale value impact is a real consideration. Real estate professionals in Surrey and across Metro Vancouver generally agree that attractive wood or vinyl privacy fencing adds more to a home's perceived value than chain-link. If you are planning to sell within a few years, investing in a more attractive fence material may offer better return.

Height limitations apply in Surrey just as in other Metro Vancouver municipalities. Rear and side yard fences are limited to 1.83 metres (6 feet) and front yard fences to 1.22 metres (4 feet). Always confirm current bylaws with the City of Surrey before installation, as regulations can change and specific zones may have different rules.

For many Surrey homeowners, chain-link makes excellent sense for side yards, rear boundaries against green space or laneways, and pet enclosures. For front yards and outdoor living areas, a more attractive material is usually the better investment. A fence contractor can help you mix materials — chain-link where function matters and cedar or vinyl where appearance matters — to balance cost and curb appeal across your property.

Q2

Can I add privacy slats to an existing chain-link fence and how much does that cost in Vancouver?

Yes, privacy slats can be added to most existing chain-link fences and are one of the most cost-effective ways to gain privacy without replacing the entire fence. In Metro Vancouver, expect to pay \$5 to \$15 per linear foot for materials, or \$10 to \$25 per linear foot if you hire a professional to install them.

There are several types of **privacy slats** available for chain-link fences, each offering different levels of screening and appearance. **Vertical slats** are the most common — they weave through the chain-link mesh vertically and typically provide 70 to 90 percent privacy depending on the slat width and mesh size. They come in PVC or aluminum and are available in colours like green, brown, black, white, and beige to match your property or blend with landscaping. **Winged slats** have a wider profile that locks into the chain-link weave and provides up to 95 percent privacy — these are popular in Metro Vancouver because they also reduce wind penetration significantly.

Hedge slats are a newer option that mimics the look of a living hedge. They use synthetic greenery woven into or attached to the chain-link mesh. These cost more — \$15 to \$30 per linear foot for materials — but create an attractive, natural-looking screen that blends well in residential neighbourhoods. They are increasingly popular in Vancouver, Burnaby, and Surrey properties where homeowners want privacy without the maintenance of a real hedge.

Privacy mesh or screening fabric is the cheapest option at \$2 to \$8 per linear foot for materials. It attaches to the chain-link with zip ties or clips and provides good wind reduction and visual screening. The downside is that mesh typically lasts only 3 to 5 years before UV degradation causes it to fade and tear, whereas quality PVC slats last 10 to 15 years or longer.

For a typical **100 linear foot chain-link fence**, here is what you can expect to pay for privacy slat upgrades in Metro Vancouver:

- **Standard PVC vertical slats (DIY):** \$500 to \$1,000 for materials
- **Standard PVC vertical slats (professionally installed):** \$1,000 to \$2,000
- **Winged or premium slats (DIY):** \$800 to \$1,500 for materials
- **Winged or premium slats (professionally installed):** \$1,500 to \$2,500
- **Privacy mesh/fabric (DIY):** \$200 to \$800 for materials

This is a project that **many homeowners can handle as a DIY job**. Vertical slats simply slide through the chain-link weave from top to bottom — no tools required beyond a utility knife and a ladder. A 100-foot fence takes most people 3 to 5 hours. The key is getting the correct slat size for your chain-link mesh — standard residential chain-link uses 2-inch mesh, which requires slats designed for that gauge. Bring a measurement of your mesh size when purchasing slats.

One important consideration in Metro Vancouver is **wind load**. Adding slats to a chain-link fence transforms it from a wind-permeable structure into a partial wind barrier. If your fence posts were originally set for an open chain-link fence — which has minimal wind load — the added wind resistance from slats can cause leaning or post failure during winter storms. Check that your posts are solidly set in concrete and not already leaning before adding slats. If posts are showing signs of weakness, reinforce them first or consult a fence professional.

Privacy slats are an excellent intermediate solution — they cost a fraction of replacing the entire fence with cedar or vinyl privacy panels, and they can extend the useful life of an existing chain-link fence by several years while giving you the screening you need.

Q3

What's the cheapest fencing option for a large backyard in Langley BC?

Galvanized chain-link fencing is the cheapest permanent fencing option for a large backyard in Langley, costing \$20 to \$45 per linear foot installed. For large lots — which are common in Langley's suburban and semi-rural neighbourhoods — the cost savings over wood or vinyl add up significantly.

Langley properties often have **substantially more perimeter to fence** than a typical Vancouver or Burnaby lot. A half-acre lot in Langley might need 300 to 400 linear feet of fencing, compared to 200 to 250 linear feet for a standard city lot. At those lengths, the per-foot cost difference between chain-link and cedar becomes enormous. Here is how the major fencing options compare for a **300 linear foot backyard perimeter** in Langley:

- **Galvanized chain-link (4 ft):** \$6,000 to \$13,500 installed
- **Pressure-treated wood privacy (6 ft):** \$9,000 to \$19,500 installed
- **Vinyl privacy (6 ft):** \$10,500 to \$21,000 installed
- **Western Red Cedar privacy (6 ft):** \$12,000 to \$24,000 installed

If you need **privacy on a budget**, there are several strategies that work well for large Langley backyards. One popular approach is a **mixed-material fence** — use cedar or vinyl privacy fencing on the sections visible from patios, decks, and entertaining areas, and chain-link with privacy slats on the less-visible side and rear boundaries. This can cut total project costs by 30 to 40 percent compared to privacy fencing the entire perimeter.

Pressure-treated wood is the cheapest wood option at \$30 to \$65 per linear foot installed. It is treated with chemicals that resist rot, which is important in Metro Vancouver's wet climate. The trade-off is appearance — pressure-treated lumber starts green or brown and weathers to grey unless you stain it — and ongoing maintenance costs of \$2 to \$5 per linear foot every 2 to 3 years for staining and sealing. Over 10 years, those maintenance costs on 300 linear feet add up to \$1,800 to \$4,500.

Wire farm fencing is worth mentioning for Langley properties that border agricultural land or green space. Welded wire or field fencing on wood or steel posts costs \$8 to \$20 per linear foot installed — even cheaper than chain-link. It is not attractive enough for street-facing or neighbour-facing boundaries, but it works perfectly for rear boundaries against fields, forests, or ditches. Some Langley properties in the Agricultural Land Reserve (ALR) use this approach for portions of their perimeter.

A few **cost-saving tips** for large Langley fencing projects. First, get quotes from contractors who specialize in longer fence runs — they can mobilize equipment and buy materials in bulk, driving per-foot costs down. Second, consider phasing the project over two years if the full perimeter is beyond your current budget — do the most visible or functional sections first. Third, if your property borders a neighbour who also needs fencing, discuss sharing the cost of a boundary fence — the BC Property Law Act provides for shared responsibility on boundary fences, and splitting the cost can save both parties substantially.

Langley follows standard Metro Vancouver fence height limits — typically 1.83 metres (6 feet) for rear and side yards, and 1.22 metres (4 feet) for front yards. Always confirm current bylaws with the Township of Langley or City of Langley (they are separate municipalities with different regulations) before starting your project. And before digging any post holes, call **BC One Call at 1-800-474-6886** for a free utility locate — this is legally required in BC

and especially important on larger Langley lots where underground services may cross the property.

Need help finding a fence contractor who serves Langley? Vancouver Fence Builders can match you with local professionals for free estimates on your project.

Is black vinyl-coated chain-link worth the extra cost over galvanized in Vancouver?

Black vinyl-coated chain-link is absolutely worth the extra cost for most residential properties in Vancouver, typically adding only \$3 to \$8 per linear foot over standard galvanized — a modest premium for a dramatically better-looking fence that also lasts longer. The cost difference on a typical 100-foot residential fence is roughly \$300 to \$800, which is a small investment for the aesthetic and durability upgrade.

The **appearance difference** is the most immediate benefit. Standard galvanized chain-link has a bright, silvery, industrial look that stands out visually and draws the eye to the fence rather than the landscape behind it. Black vinyl-coated chain-link practically disappears against landscaping, trees, and darker backgrounds. In Vancouver neighbourhoods with established gardens, hedges, and mature trees — which describes most of the city — a black chain-link fence blends into the surroundings far more naturally than galvanized. This is why black vinyl-coated chain-link has become the default choice for residential installations across Metro Vancouver.

Durability is the other key advantage. The vinyl coating provides an additional layer of protection over the galvanized steel core, shielding it from moisture, salt air, and environmental exposure. In Vancouver's marine climate with 1,200mm+ of annual rainfall, this extra protection matters. Standard galvanized chain-link resists rust well, but over 15 to 20 years the zinc coating gradually wears and rust spots develop — especially at points where the wire has been cut, bent, or scratched during installation. Vinyl-coated chain-link seals those vulnerable points under a continuous plastic coating, extending the fence's lifespan to 20 to 25 years or longer.

The vinyl coating also prevents the **rough, abrasive surface** of galvanized wire from snagging clothing, scratching skin, or catching pet fur. This is particularly relevant for families with children and dog owners — the smooth vinyl coating is gentler on contact. It also means the fence does not leave grey metallic residue on hands or clothing when touched, which standard galvanized chain-link does when new.

Colour options beyond black are available, including green, brown, and white. Green vinyl-coated chain-link is popular for properties backing onto parks, ravines, or green space — it blends into vegetation even better than black. Brown works well with wood-toned surroundings. However, black remains by far the most popular residential choice in Metro Vancouver because of its versatility and how well it recedes visually in any setting.

Here is the **cost comparison** for a standard 4-foot residential chain-link fence, 100 linear feet, installed in Metro Vancouver:

- **Galvanized chain-link:** \$2,000 to \$4,500 installed
- **Black vinyl-coated chain-link:** \$2,300 to \$5,300 installed

For a 6-foot fence, the premium is similar in absolute dollars — the coating cost does not scale linearly with height. The only scenario where galvanized makes more sense than vinyl-coated is for **temporary or purely utilitarian fencing** where appearance does not matter — construction site perimeters, storage yard boundaries, or agricultural applications. For any residential property in Vancouver where the fence will be visible, the modest premium for vinyl-coated chain-link is one of the best value upgrades in the fencing world. It looks better on day one and still looks good 20 years later.

If you are considering chain-link fencing for your Vancouver property, a local fence contractor can show you samples of both galvanized and vinyl-coated options. Vancouver Fence Builders can match you with fence professionals in your area for free.

Q5

Can chain-link fencing be installed on sloped terrain in North Vancouver?

Yes, chain-link fencing can absolutely be installed on sloped terrain and is actually one of the easiest fence types to adapt to slopes — a significant advantage for North Vancouver properties where hillside lots, ravines, and uneven terrain are extremely common. Chain-link's flexibility gives it a natural edge over rigid panel fences on sloped ground.

There are two standard methods for installing chain-link on slopes, and the choice depends on the **severity of the grade** and your aesthetic preferences.

Racking (following the slope) is the most common method for chain-link on moderate slopes. The chain-link mesh is stretched along the slope so that the top and bottom of the fence follow the contour of the ground at a consistent height. Because chain-link mesh is flexible — unlike rigid wood or vinyl panels — it can be racked at significant angles without modification. The mesh naturally adjusts its diamond pattern to accommodate the slope, maintaining consistent coverage without gaps at the bottom. This is the cleanest look and is preferred whenever the slope is relatively uniform. Most North Vancouver slopes can be handled this way.

Stepping is used when the slope is very steep or irregular, or when the property owner prefers a level top line. With stepping, the fence is installed in level sections like stair steps, with each section offset vertically from the next. This creates a uniform horizontal top line but leaves triangular gaps at the bottom of each step where the ground drops away. These gaps can be filled with additional mesh or left open — for pet containment, filling the gaps is essential. Stepping looks more formal but requires more posts (one at each step transition) and more labour, adding roughly 10 to 20 percent to the project cost.

North Vancouver terrain presents specific challenges that an experienced fence contractor knows how to handle. Many North Shore properties have **rocky soil** beneath a thin layer of topsoil. Hitting rock while digging post holes is common, especially in the Upper Lonsdale, Lynn Valley, and Deep Cove areas. When rock is encountered, post holes may need to be drilled with a rock auger or jackhammer rather than a standard post-hole digger, adding \$20 to \$50 per post hole to the project cost. In some cases, posts can be surface-mounted to rock using steel base plates and concrete anchors rather than buried in the ground.

Drainage is critical on sloped North Vancouver properties. Water runs downhill, and fence posts at the base of a slope can sit in saturated soil that weakens concrete footings and accelerates corrosion — even on galvanized steel. Experienced contractors install gravel drainage around post bases on slopes and may use deeper post settings at the bottom of the slope where soil is wettest. North Vancouver's annual rainfall — which exceeds 2,000mm in many North Shore areas — makes this drainage consideration even more important than in other parts of Metro Vancouver.

Wind exposure on the North Shore is another factor. North Vancouver experiences strong outflow winds during winter storms that can reach 80 to 100 km/h. Chain-link fencing has a major advantage here — its open mesh design allows wind to pass through freely, putting minimal stress on posts and footings. This is one reason chain-link is often the most practical fencing choice for exposed North Shore hillside lots where solid privacy fences would need significantly heavier posts and deeper footings to resist wind load.

For a **sloped chain-link installation** on a North Vancouver property, expect to pay \$25 to \$55 per linear foot installed — roughly 15 to 25 percent more than flat-grade installation due to the additional labour, potential rock drilling, and adjusted post spacing. A 100 linear foot run on a moderate slope would run \$2,500 to \$5,500.

Before any fence installation on a North Vancouver slope, call **BC One Call at 1-800-474-6886** for a free utility locate. Sloped properties often have underground drainage systems, water lines, or electrical cables running through the yard that are not visible from the surface. And always confirm fence height limits with the City of North Vancouver or the District of North Vancouver (they are separate municipalities) — some steep-lot zones have specific rules for fence and retaining wall combinations.

Need a fence contractor experienced with North Vancouver's challenging terrain? Vancouver Fence Builders can match you with local professionals who know the North Shore inside and out.

Q6

What height of chain-link fence do I need for a pool enclosure in BC?

The BC Building Code requires a minimum fence height of 1.2 metres (approximately 4 feet) for pool enclosures in British Columbia, and the fence must meet specific safety requirements beyond just height — including self-closing, self-latching gates and climb-resistant design. Pool fencing is a life-safety requirement, not just a property boundary, and non-compliant pool fences create serious legal liability.

The **1.2-metre minimum height** applies to any barrier surrounding an outdoor swimming pool, hot tub, or spa that holds water deeper than 600mm (about 2 feet). This is a BC Building Code requirement that applies across all Metro Vancouver municipalities — Vancouver, Burnaby, Surrey, North Vancouver, Richmond, Coquitlam, Langley, and everywhere else in the province. Individual municipalities may impose requirements stricter than the provincial code, so always check with your local building department.

Chain-link fencing is one of the **most commonly used materials for pool enclosures in Metro Vancouver** because it meets safety requirements cost-effectively, provides clear sight lines to the pool area (important for supervising swimmers), and is durable in BC's wet climate. A 4-foot chain-link pool fence costs \$20 to \$45 per linear foot installed — significantly less than ornamental aluminum or vinyl alternatives.

Critical Pool Fence Requirements Beyond Height

Gate requirements are where most pool fence compliance issues arise. Every gate in a pool enclosure must be **self-closing** (it returns to the closed position automatically after being released) and **self-latching** (the latch engages automatically when the gate closes). The latch must be located on the **pool side** of the gate, at least 1.2 metres above grade, so that small children cannot reach over or through the gate to unlatch it. Gates must open **outward, away from the pool** — never inward toward the pool area. These are not optional features; they are code requirements enforced through building inspection.

Climb resistance is a critical requirement that directly affects chain-link fence specification for pools. The BC Building Code requires that pool barriers not have features that facilitate climbing. For chain-link fencing, this means the **mesh size matters** — standard 2-inch diamond mesh can technically be climbed by determined children using the mesh openings as footholds. Many municipal building inspectors in Metro Vancouver require **small-mesh chain-link** (often called "pool mesh" or "mini mesh" with 1-inch or smaller openings) for pool enclosures, or they require the chain-link fence to be at least 5 feet tall to compensate for its climbability. Confirm the specific mesh requirement with your local building inspector before purchasing materials.

No horizontal rails or features on the outside of the fence that could serve as footholds. For chain-link pool fences, this means the top rail, tension wire, and any framework should be on the **pool side** of the fence, not the outside where a child could step on them. Standard chain-link installation places the framework on the inside (your side), which works perfectly for pool enclosures.

Maximum gap size between the fence and the ground, and between any fence components, must not exceed **100mm (approximately 4 inches)**. This prevents children from squeezing under or through the barrier. On uneven terrain — common in Metro Vancouver — this may require grading the ground under the fence line or adding bottom tension wire and mesh to close gaps.

Building Permit and Inspection

A building permit is required for pool enclosures in all Metro Vancouver municipalities. The permit process includes plan review before construction and inspection after installation to verify compliance with the BC Building Code. Do not skip this step — an unpermitted pool fence that does not meet code creates personal liability if a drowning or near-drowning incident occurs. Permit fees in Metro Vancouver typically range from \$100 to \$500 depending on the municipality.

For a typical **pool enclosure of 80 to 120 linear feet** (enough to surround a standard backyard pool with deck area), a code-compliant chain-link pool fence runs \$2,000 to \$5,500 installed, including self-closing gate hardware and permit-ready installation. This is one of the most important safety investments a pool owner can make, and it should always be done by an experienced professional who understands BC Building Code requirements for pool barriers.

If you are installing or replacing a pool fence in Metro Vancouver, Vancouver Fence Builders can connect you with contractors experienced in code-compliant pool enclosures. Get matched for a free estimate.

Can chain-link fencing be used as a temporary fence during home construction in Vancouver?

Yes, chain-link fencing is the standard choice for temporary construction fencing in Metro Vancouver, and it's required by the City of Vancouver and most Lower Mainland municipalities whenever a building permit is issued for residential construction, renovation, or demolition. Temporary chain-link construction fencing serves as a safety barrier to prevent public access to the work site, contain debris, and define the construction zone boundary.

City of Vancouver requirements for temporary construction fencing specify that the fence must be a minimum of 1.8 metres (6 feet) tall, constructed of chain-link mesh on steel posts, secured so it cannot be easily moved or toppled, and maintained in good condition for the duration of the project. The fence must enclose the entire work area and include a lockable gate for site access. In many cases, the fence must also include **privacy screening** — a woven fabric mesh attached to the chain-link that blocks dust, debris, and visual clutter from affecting neighbouring properties and pedestrians. Vancouver's building inspection department will check for compliant temporary fencing during site inspections, and failure to maintain it can result in a stop-work order.

For most residential construction projects in Metro Vancouver, temporary chain-link fencing is rented rather than purchased. Several fence rental companies in the Lower Mainland specialize in temporary construction fencing, and the typical cost structure is:

Rental costs: \$8 to \$15 per linear foot per month for standard 6-foot temporary chain-link panels with steel bases (no digging required — panels are held upright by weighted bases or sandbags). A typical residential lot perimeter of 150 to 250 linear feet costs \$1,200 to \$3,750 per month to rent. Delivery, installation, and removal are usually included in the rental price or charged as a flat fee of \$200 to \$500.

Privacy screening adds \$1 to \$3 per linear foot to the rental cost. Green or black mesh screening is standard. For projects in residential neighbourhoods — which includes most of Metro Vancouver — privacy screening is strongly recommended even when not strictly required, as it reduces dust migration to neighbouring properties and demonstrates good-neighbour consideration.

Rental duration for a typical Metro Vancouver residential project ranges from 3 to 12 months. New home construction averages 8 to 14 months from demolition to occupancy, while major renovations and additions typically run 3 to 8 months. Most rental companies offer monthly billing with no long-term contract required.

Alternatively, if you're a homeowner managing your own renovation, you can purchase temporary chain-link panels from building supply stores. Standard 6-foot by 10-foot temporary panels cost \$50 to \$90 each, with

weighted rubber or concrete bases at \$25 to \$40 each. For a small renovation project where fencing is needed for only 40 to 60 linear feet, purchasing panels can be cheaper than renting if the project exceeds 2 to 3 months — and you can resell the panels afterward or repurpose them.

Important regulatory notes for Metro Vancouver construction fencing: temporary fencing does not require a separate fence permit (it falls under the building permit for the construction project), but it must be installed before any demolition or construction begins. The fence must not encroach on public sidewalks or roadways without a separate street-use permit from the City of Vancouver's engineering department. If you need to place fencing on a sidewalk or road allowance, an additional permit is required, with fees and conditions that vary by location and duration.

After construction is complete, the temporary chain-link must be removed and replaced with your permanent fence. Many Metro Vancouver homeowners time their permanent fence installation to coincide with the end of construction, so the temporary chain-link comes down and the new cedar, vinyl, or aluminum fence goes up in the same week. Vancouver Fence Builders can help you plan that transition — we'll match you with fence contractors who can provide permanent fencing quotes while your construction project is still underway.

Q8

How much does a commercial-grade chain-link fence cost in Metro Vancouver?

Commercial-grade chain-link fencing in Metro Vancouver typically costs \$25 to \$55 per linear foot installed, with the wide range reflecting differences in fence height, wire gauge, post type, top rail configuration, and whether vinyl coating or barbed wire is included. This is roughly 25 to 50% more than residential-grade chain-link, but the heavier materials and construction provide significantly longer service life and better security.

The key difference between residential and commercial-grade chain-link is the **wire gauge and frame weight**. Residential chain-link uses 11 or 11.5 gauge wire (thinner) with lighter 1-5/8 inch round posts, while commercial-grade uses **9 gauge wire** (significantly thicker and stronger) with **2-3/8 inch or larger round steel posts** set in deeper concrete footings. The heavier wire resists cutting, climbing, and impact damage far better than residential mesh, and the beefier posts and rails handle wind load and physical stress without bending.

Here are realistic installed costs for commercial-grade chain-link fencing in Metro Vancouver, based on current 2025-2026 pricing:

6-foot commercial galvanized chain-link (9 gauge wire, 2-3/8 inch posts, top rail, tension wire bottom): \$25 to \$40 per linear foot installed. The standard commercial specification for property boundaries, storage yards,

equipment enclosures, and parking lots. Galvanized coating provides rust resistance for 15 to 25 years in Metro Vancouver's wet climate before showing significant corrosion.

6-foot commercial vinyl-coated chain-link (9 gauge wire with PVC coating, matching posts and rails, black or green): \$35 to \$50 per linear foot installed. The vinyl coating adds a layer of corrosion protection over the galvanization, extending the lifespan to 25 to 35 years and providing a cleaner, more finished appearance. Black vinyl-coated chain-link is the most popular commercial choice in Metro Vancouver because it blends into the landscape better than bright galvanized silver.

8-foot commercial chain-link (9 gauge, heavy posts, three-strand barbed wire top): \$40 to \$55 per linear foot installed. Common for industrial sites, construction yards, warehouse perimeters, and secure storage facilities. The additional height and barbed wire require stronger posts (typically 2-7/8 inch diameter), deeper footings (36 to 42 inches), and closer post spacing (8 feet maximum versus 10 feet for shorter fences). Barbed wire is generally permitted on commercial and industrial-zoned properties in Metro Vancouver but is **prohibited on residential properties** — check your municipality's bylaws before specifying barbed wire.

Commercial swing gates (single or double) add \$500 to \$3,000 per gate depending on width. A standard 4-foot pedestrian gate costs \$500 to \$800. A 12-foot double swing vehicle gate runs \$1,500 to \$2,500. A 20-foot cantilever sliding gate (the preferred style for high-traffic commercial entrances because it eliminates the swing arc) costs \$3,000 to \$8,000 installed, and automatic openers add another \$2,000 to \$5,000.

For a typical commercial project — say, a 300-linear-foot perimeter fence around a commercial lot in Surrey, Langley, or Richmond with two vehicle gates and a pedestrian gate — budget \$12,000 to \$22,000 for 6-foot vinyl-coated commercial chain-link with gates. A larger industrial site with 500 to 1,000 linear feet of 8-foot fencing with barbed wire and automated gates can run \$30,000 to \$70,000.

Commercial chain-link projects in Metro Vancouver typically require a building permit when the fence exceeds standard residential height limits or includes barbed wire, razor wire, or electric components. The permit process is generally straightforward for standard commercial chain-link on commercially zoned property, with fees ranging from \$200 to \$800 depending on the municipality and project scope. Your fence contractor should handle the permit application as part of the project.

Need a commercial chain-link fence quote? Vancouver Fence Builders connects commercial and residential property owners with experienced fence contractors across Metro Vancouver — our matching service is free.

Disclaimer: This guide is provided for informational purposes only by Vancouver Fence Builders. It does not constitute professional advice. Always consult qualified, licensed contractors and your local building authority before starting any fencing project. Information is current as of March 15, 2026 and may change. Visit vancouverfencebuilders.com for the latest answers.