

VANCOUVER FENCE BUILDERS

Fence Costs & Budgeting

Fence project cost estimates, per-linear-foot pricing, material comparisons, labour rates, and budgeting tips for Metro Vancouver fence projects

36 Expert Answers from Fence IQ

vancouverfencebuilders.com/construction-brain

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What's a reasonable budget for a fence around a new-build home in South Surrey?

A typical new-build home in South Surrey will need 200-300 linear feet of fencing, with total costs ranging from \$8,000-\$25,000 depending on material choices and design preferences. Most homeowners budget \$12,000-\$18,000 for a quality cedar privacy fence on the rear and side boundaries with a decorative front fence or no front fencing.

South Surrey Lot Characteristics and Fencing Needs

New developments in South Surrey typically feature larger lots than Vancouver proper — often 50-80 feet wide by 120-150 feet deep. This means more perimeter to fence, but the longer runs can reduce per-foot installation costs due to contractor efficiency. Many South Surrey subdivisions have rear lane access, requiring fence consideration for both street-facing and lane-facing boundaries.

The soil in much of South Surrey is well-draining sandy loam, which is excellent for fence post installation. Unlike some areas of Metro Vancouver with heavy clay or rocky conditions, post holes dig easily and drain well. However, this also means posts need adequate concrete anchoring since sandy soil provides less natural grip than clay.

Material Costs for South Surrey Projects

For a typical 250 linear foot perimeter (excluding front yard), here are realistic budget ranges:

Western Red Cedar privacy fence (6 ft) runs \$40-\$80 per linear foot installed, totaling \$10,000-\$20,000. This is the premium choice that complements South Surrey's upscale housing stock. Cedar naturally resists Metro Vancouver's moisture and looks beautiful against the mature landscaping common in established South Surrey neighborhoods.

Pressure-treated wood fencing costs \$30-\$65 per linear foot, or \$7,500-\$16,250 for 250 feet. This budget-friendly option requires sealing every 2-3 years but provides good value for families prioritizing other home expenses. The chemical treatment handles Metro Vancouver's wet climate well when properly maintained.

Vinyl fencing ranges \$35-\$70 per linear foot (\$8,750-\$17,500 total) and offers the best long-term value with zero maintenance requirements. Many South Surrey homeowners choose vinyl for its clean appearance and the fact that it never needs staining, painting, or replacement boards.

Front Yard Considerations

South Surrey municipalities typically limit front yard fences to 4 feet maximum height. Many new homeowners opt for decorative aluminum or low cedar picket fencing in front yards, adding \$1,500-\$4,000 to the total project. Some

choose no front fence initially, focusing the budget on privacy fencing for rear and side yards where children and pets will play.

Additional Costs to Consider

Gates are essential for most South Surrey homes. Budget \$400-\$800 for a quality pedestrian gate and \$800-\$2,500 for a driveway gate if you have rear lane access. Many South Surrey homes benefit from double gates for lawn equipment access to rear yards.

Post-installation staining or sealing adds \$500-\$1,500 to wood fence projects but is crucial in Metro Vancouver's climate. Professional application ensures even coverage and proper protection against moisture penetration.

Timing and Seasonal Considerations

New-build homes often have disturbed soil and poor drainage around the foundation. Allow the lot to settle for 6-12 months before fence installation if possible, and ensure proper grading directs water away from fence lines. South Surrey's exposure to Fraser Valley winds means solid privacy fences may need 6x6 posts or closer spacing in particularly exposed locations.

Municipal Requirements

The City of Surrey requires building permits for fences exceeding 6 feet in rear yards or 4 feet in front yards. Standard residential fencing under these limits typically doesn't require permits, but always confirm with Surrey's building department. Corner lots have additional sight-line restrictions that may affect fence placement near driveways and intersections.

When to Hire Professionals

While fence staining and minor repairs are DIY-friendly, full fence installation requires professional expertise. Proper post depth (minimum 2.5 feet in South Surrey's sandy soil), concrete footings, and precise alignment are critical for a fence that will last 15-25 years. Poor installation leads to leaning, sagging fences that require expensive repairs within just a few years.

Budget Planning Strategy

Consider phasing your fence project if budget is tight. Start with the most important privacy areas — typically the rear yard and one side boundary — then complete the perimeter the following year. This approach spreads the cost while providing immediate privacy where it's most needed.

Need help finding a fence contractor? Vancouver Fence Builders can match you with experienced South Surrey professionals for free estimates on your project.

How much does it cost to install a 6-foot cedar privacy fence around a typical Burnaby backyard?

A 6-foot Western Red Cedar privacy fence around a typical Burnaby backyard costs between \$6,000 and \$16,000 installed, depending on the total linear footage, style, terrain, and number of gates. Most Burnaby residential lots have 150 to 250 linear feet of fenceable perimeter (rear and two sides), and cedar privacy fencing runs \$40 to \$80 per linear foot fully installed in the Metro Vancouver market as of 2025-2026.

The biggest variable is the style of cedar fence you choose. A standard flat-board cedar privacy fence with 4x4 posts set in concrete sits at the lower end — around \$40 to \$55 per linear foot installed. A board-on-board (shadowbox) design, which looks identical from both sides and allows some wind to pass through, runs \$55 to \$70 per linear foot. Modern horizontal cedar slat fences with steel or heavy timber posts are the most expensive, typically \$60 to \$80+ per linear foot due to the precision cutting and closer post spacing they require.

For a concrete example, a typical Burnaby lot with 200 linear feet of fencing and one pedestrian gate would break down roughly as follows. Standard cedar privacy: 200 ft × \$45-\$55 = \$9,000-\$11,000 plus \$300-\$500 for a gate, totalling \$9,300-\$11,500. Board-on-board cedar: 200 ft × \$55-\$70 = \$11,000-\$14,000 plus \$400-\$600 for a matching gate, totalling \$11,400-\$14,600. These figures include all materials (posts, rails, boards, concrete, fasteners), labour, and basic site cleanup.

Several factors can push costs higher in Burnaby specifically. Many Burnaby properties sit on sloped terrain, particularly in the Burnaby Mountain, Capitol Hill, and Deer Lake areas. Stepped or racked panels on slopes add 15 to 25 percent to the installation cost because each section requires custom measurement and cutting. If your yard has rocky soil — common in elevated parts of Burnaby — post hole digging may require a jackhammer or rock drill, adding \$20 to \$50 per post hole beyond the standard rate. Old fence removal adds another \$3 to \$8 per linear foot, and extracting concrete footings from a previous fence is the most labour-intensive part of that process.

Western Red Cedar is the premium fencing wood in British Columbia for good reason. It is harvested locally in BC, making it readily available and reasonably priced compared to other regions of Canada. More importantly, cedar contains natural oils and tannins that resist rot, decay, and insect damage — critical qualities in Metro Vancouver's marine climate, which delivers over 1,200mm of annual rainfall. A well-built cedar fence that is stained or sealed every two to three years can last 20 to 25 years in Burnaby's climate. Without regular sealing, even cedar will begin showing grey weathering and surface checking within three to four years, though the structural integrity holds up far longer than untreated alternatives.

To protect your investment, budget an additional \$2 to \$5 per linear foot every two to three years for professional staining or sealing. You can do this yourself with a pump sprayer or brush during a dry stretch

between May and September. Use a penetrating semi-transparent stain rather than a film-forming product — penetrating stains soak into the wood grain and will not peel or blister in Vancouver's wet winters.

Before starting your project, check with the City of Burnaby's building department. Burnaby allows fences up to 1.83 metres (6 feet) in rear and side yards without a permit. Front yard fences are limited to 1.22 metres (4 feet). If your property backs onto a lane or is a corner lot, there may be additional sight-line restrictions. Always call BC One Call (1-800-474-6886) for a free utility locate before any post holes are dug — this is legally required in BC and protects you from hitting buried gas, electrical, or water lines.

Need help finding a cedar fence contractor in Burnaby? Vancouver Fence Builders can match you with experienced local professionals for a free estimate through the Vancouver Construction Network.

Q3

What's the typical cost per linear foot for a basic wood fence in Richmond BC?

A basic 6-foot wood privacy fence in Richmond, BC costs \$30 to \$65 per linear foot installed for pressure-treated lumber, or \$40 to \$80 per linear foot installed for Western Red Cedar, as of 2025-2026 Metro Vancouver pricing. For a shorter 4-foot fence, expect \$25 to \$50 per linear foot for pressure-treated and \$30 to \$60 for cedar. These prices include all materials (posts, rails, boards, concrete, fasteners), labour, and basic cleanup.

Richmond has some specific characteristics that can affect fence installation costs compared to other Metro Vancouver municipalities. **The soil in Richmond is predominantly clay and silt** — much of the city sits on the Fraser River delta and former agricultural land. This soil type holds moisture and drains poorly, which has two practical implications for fence projects. First, post holes in clay soil are more difficult to dig cleanly — clay sticks to auger blades and can slow the digging process, though it is not as challenging as the rocky soil found on the North Shore. Second, and more importantly, the poor drainage around post bases in clay soil makes the gravel drainage bed beneath and around each post absolutely essential. Without proper gravel drainage, water pools around the post base and accelerates rot — even in cedar or pressure-treated posts.

Richmond also has a high water table in many areas, particularly in low-lying neighbourhoods and near irrigation ditches. During the wet season, post holes may fill with water during digging, requiring the crew to work quickly to set posts and pour concrete before the hole floods. In extreme cases, a sump pump may be needed during installation. These conditions do not typically add significant cost but do require an experienced contractor who knows Richmond's soil and water table behaviour.

Project Cost Examples for Richmond Properties

Richmond residential lots vary in size, but many neighbourhoods have standard 40 to 50 foot wide lots with 110 to 130 foot depths. A typical fencing project covering the rear and two side yards runs approximately 200 to 280 linear feet. Here are realistic total project estimates:

Pressure-treated 6-foot privacy fence, 200 linear feet with one pedestrian gate: Materials and labour \$6,000 to \$13,000, plus gate \$200 to \$500, old fence removal (if needed) \$600 to \$1,600. Total: \$6,800 to \$15,100.

Cedar 6-foot privacy fence, 200 linear feet with one pedestrian gate: Materials and labour \$8,000 to \$16,000, plus gate \$300 to \$600, old fence removal (if needed) \$600 to \$1,600. Total: \$8,900 to \$18,200.

Cedar board-on-board (shadowbox) 6-foot fence, 200 linear feet: This premium style uses approximately 30 percent more lumber than a flat-board fence because boards are overlapped on alternating sides of the rails. Expect \$55 to \$75 per linear foot, totalling \$11,000 to \$15,000 for 200 linear feet before gates and removal.

These ranges reflect the Richmond market specifically — costs can vary based on your exact location within the city, current lumber prices, access to the fence line, and the contractor's schedule and crew size.

Richmond-Specific Regulations

The City of Richmond allows fences up to **1.83 metres (6 feet) in rear and side yards** and **1.22 metres (4 feet) in front yards** without a building permit. If your property is in the **Agricultural Land Reserve (ALR)** — and significant portions of Richmond are — there may be additional requirements or different height allowances. Properties near dikes, waterways, or city infrastructure may also have setback requirements that affect fence placement.

Richmond properties in strata developments (townhouse complexes, bare land strata) require strata council approval before any fence installation or modification. Many Richmond stratas have specific requirements for fence style, colour, and materials to maintain neighbourhood uniformity. Always get written approval before scheduling your project.

Before any post holes are dug in Richmond, call **BC One Call (1-800-474-6886)** for a free utility locate. Richmond has extensive underground infrastructure including water, sewer, gas, electrical, and telecommunications lines, and some areas have irrigation systems related to the city's agricultural history. A utility locate is legally required in BC and is completed free of charge.

To protect your investment in Richmond's moisture-heavy environment, budget \$2 to \$5 per linear foot every two to three years for staining or sealing, regardless of whether you choose cedar or pressure-treated. This maintenance is best done during the dry months of May through September.

Find Richmond fence contractors for free estimates through Vancouver Fence Builders and the Vancouver Construction Network.

What's the total cost to fence a quarter-acre property in Surrey BC with cedar?

Fencing a quarter-acre property in Surrey with Western Red Cedar will typically cost between \$12,000 and \$24,000 installed, depending on fence style, height, and site conditions. A quarter-acre lot has roughly 420 linear feet of perimeter, though most homeowners don't fence all four sides — front yards are often left open or use a shorter decorative fence. A more realistic fencing scope for a typical Surrey quarter-acre is 280-350 linear feet covering the rear and both side yards.

For a standard 6-foot cedar privacy fence at \$40-\$80 per linear foot installed, you're looking at \$11,200-\$28,000 for the full 280-350 foot scope. The wide price range reflects the difference between a basic flat-board cedar fence on the lower end and a premium board-on-board or horizontal slat design on the upper end. A mid-range cedar privacy fence — flat boards with post caps, quality galvanized hardware, and professional installation — typically comes in around \$50-\$60 per linear foot, putting your total at \$14,000-\$21,000 for a quarter-acre lot in Surrey.

Surrey's soil conditions are generally favourable for fence installation compared to the North Shore or Coquitlam. Most of Surrey has workable soil without significant rock, which keeps post-hole costs predictable. Posts should be set at least 2 feet deep in concrete with a 4-6 inch gravel drainage bed beneath — this is critical in Metro Vancouver's wet climate to prevent water from pooling around the post base and accelerating rot. Each post hole with concrete and gravel runs about \$12-\$18 including labour, and you'll need posts every 8 feet, so roughly 35-44 posts for a quarter-acre perimeter.

Don't forget to budget for gates. Most quarter-acre properties need at least one pedestrian gate (\$200-\$600) and potentially a wider gate for backyard access (\$400-\$900). If your Surrey lot backs onto a lane or has vehicle access requirements, a driveway gate can add \$800-\$3,000. Gates are often overlooked in initial quotes and can add \$500-\$2,000 to the total project.

Additional costs to factor in for a Surrey project include old fence removal (\$3-\$8 per linear foot if replacing an existing fence), a property line survey (\$1,000-\$3,000 — strongly recommended for boundary fencing), and any slope adjustments. Many Surrey properties have gentle grade changes that require stepped or racked panels, adding 10-20% to installation labour. Surrey's fence bylaw allows a maximum of 1.83 metres (6 feet) in rear and side yards and 1.22 metres (4 feet) in front yards — confirm with Surrey's planning department before construction.

To get accurate pricing, request quotes from at least three fence contractors and ensure each quote specifies the exact linear footage, post spacing, post depth, concrete per hole, cedar grade (tight-knot vs. standard), and hardware type. The cheapest quote often means shallow posts or inferior cedar that will warp and

crack within a few years. In Metro Vancouver's wet climate, quality cedar and proper installation are worth the investment — a well-built cedar fence in Surrey should last 15-25 years with regular staining every 2-3 years.

Need help finding a fence contractor in Surrey? Vancouver Fence Builders can match you with experienced local professionals for free estimates on your project.

Q5

How much more expensive is aluminum fencing compared to wood in Metro Vancouver?

Aluminum fencing typically costs 30-60% more than wood fencing upfront in Metro Vancouver, but the total cost of ownership over 20 years often makes aluminum the more economical choice. A standard 4-foot ornamental aluminum fence runs \$45-\$90 per linear foot installed, compared to \$30-\$65 for a pressure-treated wood fence or \$40-\$80 for Western Red Cedar at similar heights.

The upfront price gap is significant on a typical Metro Vancouver project. For 150 linear feet of fencing — a common scope for a front yard or side boundary — you'd pay roughly \$6,750-\$13,500 for aluminum versus \$4,500-\$9,750 for pressure-treated wood or \$6,000-\$12,000 for cedar. That's a premium of \$1,500-\$4,000 or more for aluminum on a mid-sized project. The gap narrows as fence height increases because aluminum's material cost scales more predictably than wood, which requires progressively heavier posts and more concrete for taller installations.

Where aluminum wins decisively is in lifetime maintenance costs. Powder-coated aluminum fencing requires zero staining, sealing, or painting — ever. In Metro Vancouver's marine climate, with 1,200+ mm of annual rainfall, wood fences demand staining or sealing every 2-3 years at \$2-\$5 per linear foot professionally applied. Over 20 years, that's 7-10 rounds of maintenance costing \$2,100-\$7,500 for a 150-foot fence. Aluminum needs nothing beyond an occasional rinse with a garden hose. It won't rot, warp, crack, or develop the moss and mildew that plagues wood fences in Vancouver's humid environment.

Aluminum also won't rust, unlike steel or wrought iron alternatives. The powder-coated finish is baked on at the factory and resists UV fading, salt air near the coast, and Metro Vancouver's constant moisture. Quality aluminum fencing from manufacturers like Jerith, Ultra Aluminum, or Peak Products carries 20-year to lifetime warranties on the finish and structural integrity.

The trade-off is privacy and style flexibility. Aluminum fencing is primarily an ornamental product — picket-style with gaps between the vertical bars. It does not provide visual privacy like a solid wood fence. If you need privacy,

aluminum isn't the right material regardless of budget. Aluminum excels as a decorative front-yard fence, pool enclosure (it meets BC Building Code pool barrier requirements), or property boundary marker where visibility and airflow are desirable.

When you factor in zero maintenance, no replacement boards, no rot, and no re-staining, aluminum fencing typically breaks even with cedar within 8-12 years and costs less than wood over a 20-year span. For homeowners who value a clean, modern look and want to avoid the ongoing upkeep that Metro Vancouver's wet climate demands of wood fences, aluminum is an excellent long-term investment.

Looking for quotes on aluminum or wood fencing? Vancouver Fence Builders can connect you with contractors who install both materials across Metro Vancouver.

Q6

Should I budget extra for rock removal when installing fence posts in North Vancouver?

Yes, absolutely — if your property is in North Vancouver, you should budget an additional \$20-\$50 per post hole for potential rock removal, and in severe cases, it can run even higher. The North Shore is built on the slopes of the Coast Mountains, and many properties in both the City and District of North Vancouver have rocky, shallow-soil conditions that make standard post-hole digging impossible with conventional augers.

The geology of North Vancouver creates some of the most challenging fence installation conditions in Metro Vancouver. Unlike the flat, deep-soil areas of Richmond, Delta, or Surrey where a standard power auger can dig a 10-inch-diameter, 30-inch-deep post hole in minutes, North Vancouver properties often hit bedrock, large boulders, or dense glacial till within 12-18 inches of the surface. When this happens, contractors need to switch from an auger to a jackhammer, rock drill, or even bring in a small excavator to break through — all of which add significant time and cost.

For a typical North Vancouver fence project of 150-200 linear feet with posts every 8 feet, you're looking at 19-25 post holes. If even half of those hit rock requiring mechanical removal, that's an extra \$200-\$625 on top of standard post-hole costs. In worst-case scenarios on steep, rocky lots in upper Lynn Valley, Canyon Heights, or Grouse Woods, every single hole may need rock work, adding \$500-\$1,250 to the project. Some North Vancouver fence contractors charge a flat surcharge for North Shore projects rather than billing rock removal per hole, recognizing that difficult conditions are the norm rather than the exception.

There are practical strategies to manage rocky conditions. One common approach is to use steel post brackets or surface-mounted post anchors bolted into exposed rock rather than digging traditional holes — this can actually create a stronger foundation than soil-set posts. Another option is to pour concrete piers on top of shallow rock, extending the post base above the rock surface with a generous concrete collar. Your fence contractor should assess the soil and rock conditions during the quote visit and advise on the best anchoring method for your specific lot.

Wind exposure on the North Shore adds another layer of complexity. North Vancouver is exposed to strong outflow winds during winter storms that can reach 80-100 km/h. Fence posts that are set too shallow because of rock — say only 18 inches deep instead of the recommended 24-30 inches — are vulnerable to wind-driven failure. If rock prevents adequate depth, wider concrete footings, closer post spacing (6 feet instead of 8 feet), or steel posts with surface anchors compensate for the reduced depth.

When getting quotes for a North Vancouver fence project, ask each contractor specifically about their rock removal policy. Some include a set number of rock encounters in the base price, while others bill rock work as an extra. Get the rock surcharge pricing in writing before signing a contract — surprises during installation are stressful and expensive. A good North Shore fence contractor will probe the soil during the estimate visit and give you a realistic assessment of expected conditions.

Need a fence contractor experienced with North Vancouver's rocky terrain? Vancouver Fence Builders can match you with professionals who know the North Shore.

What's the price difference between a 4-foot and 6-foot fence in Vancouver?

A 6-foot fence typically costs 20-35% more than a 4-foot fence in Metro Vancouver, adding roughly \$8-\$25 per linear foot depending on material and style. The cost increase comes from three factors: more material per panel section, longer (and often thicker) posts that must be set deeper, and slightly more labour time for the taller installation.

Here's how the numbers break down by material for installed pricing in Metro Vancouver. A 4-foot Western Red Cedar picket fence runs about \$30-\$55 per linear foot, while a 6-foot cedar privacy fence costs \$40-\$80 per linear foot. For pressure-treated wood, a 4-foot fence is \$22-\$45 per linear foot versus \$30-\$65 for 6-foot. Vinyl fencing shows similar scaling: a 4-foot vinyl picket is \$25-\$50 per linear foot, while a 6-foot vinyl privacy panel costs \$35-\$70. Chain-link is the most predictable — a 4-foot galvanized chain-link fence runs \$20-\$35 per linear foot, and 6-foot chain-link is \$28-\$45.

The post cost increase is often underestimated. A 4-foot fence uses 4x4 posts that are typically 7 feet long (4 feet above grade plus minimum 2 feet below grade plus a few inches for gravel drainage). A 6-foot fence needs posts that are at least 9 feet long, and many contractors use 10-foot 4x4s or step up to 6x6 posts for added strength. The price difference per post is \$5-\$15, and with posts every 8 feet on a 150-foot fence run, that's an extra \$100-\$280 just in post material. Deeper post holes also require more concrete — a 6-foot fence post should be set at least 30 inches deep in Metro Vancouver's wet soil, compared to 24 inches for a 4-foot fence.

On a typical Metro Vancouver project of 200 linear feet, the total cost difference between 4-foot and 6-foot fencing is roughly \$1,600-\$5,000 depending on material. That's a meaningful amount, but most homeowners who invest in fencing choose 6-foot for the rear and side yards because it provides genuine privacy. A 4-foot fence does not block sight lines — most adults can see over it easily — so it's primarily used for decorative front-yard borders, property line markers, and pet containment.

Vancouver's municipal bylaws align with this decision. The City of Vancouver allows fences up to 1.83 metres (6 feet) in rear and side yards, but limits front-yard fences to 1.22 metres (4 feet). Most other Metro Vancouver municipalities follow similar height limits. So the practical decision often comes down to geography on your lot: 6-foot on the sides and rear where the bylaw allows it and privacy matters, and 4-foot (or no fence) in the front where height limits and aesthetics apply.

One cost-saving hybrid approach is to use 6-foot fencing along the rear and side boundaries where you need privacy, and 4-foot fencing or decorative aluminum along the front. This targets the higher-cost material where it delivers the most value — privacy and security — while keeping the front yard budget-friendly and compliant with height restrictions.

Want to compare quotes for your specific project? Vancouver Fence Builders can connect you with local fence contractors for free estimates across Metro Vancouver.

Q8

How much does it cost to have an old fence removed and hauled away in Metro Vancouver?

Old fence removal and disposal in Metro Vancouver typically costs \$3-\$8 per linear foot, with most residential projects totalling \$500-\$2,000 depending on fence length, material, and how the posts were set.

A basic wood fence removal on flat ground with accessible post holes is at the lower end, while chain-link with deeply set concrete footings or fences on sloped terrain with difficult access run toward the upper end.

The biggest cost variable is the post footings. Pulling out fence panels and rails is relatively quick work — two labourers can strip 100 feet of wood panels in an hour or two. But extracting posts set in concrete is the labour-intensive part. Each post with a concrete footing weighs 50-150 pounds when pulled as a unit, requires digging around the footing to break it free, and often needs a jack, chain, or small equipment to extract. If the old posts were set 2-3 feet deep in large concrete footings (as they should be in Metro Vancouver's wet soil), extraction can take 15-30 minutes per post. With posts every 8 feet on a 200-foot fence, that's 25 posts — potentially 6-12 hours of labour just for post extraction.

Some contractors offer a lower-cost option of cutting posts at ground level rather than extracting them.

This involves cutting the post flush with the surface and leaving the concrete footing buried. It costs roughly half as much — \$1.50-\$4 per linear foot — but creates problems if the new fence posts need to go in the same locations. Buried concrete blocks new post holes and must be broken up or relocated. If you're replacing the fence with a new one in the same alignment, full extraction is worth the added cost.

Disposal fees add to the total. Metro Vancouver's transfer stations charge by weight and material type. Clean wood (no paint, stain, or treatment) can go to yard waste facilities, but pressure-treated lumber, painted wood, and metal fencing require different disposal streams. A typical residential fence removal generates 500-2,000 pounds of debris. Transfer station tipping fees at Metro Vancouver facilities run \$110-\$150 per tonne, and the contractor's truck and travel time add \$100-\$300 per load. Most fence removal quotes include disposal, but confirm this — some contractors quote removal only and charge disposal separately.

Chain-link fence removal is generally more labour-intensive than wood. The mesh must be detached from rails and tension bands, rolled up for transport, and all the steel posts with concrete need extraction. Chain-link also has terminal posts, line posts, top rails, tension wire, and various fittings that all need disassembly. Expect \$5-\$10

per linear foot for chain-link removal and disposal.

For the most cost-effective approach, schedule fence removal and new fence installation with the same contractor. Many fence companies offer reduced or even free removal when you're contracting them for a new fence, because they're already on-site with equipment and can handle demolition as part of the project mobilization. This can save \$300-\$800 compared to hiring a separate demolition crew.

Need help finding a fence contractor for removal and replacement? Vancouver Fence Builders can match you with professionals across Metro Vancouver who handle the full scope.

Q9

What's the average cost to fence a new construction home lot in Maple Ridge?

Fencing a new construction lot in Maple Ridge typically costs between \$8,000 and \$22,000 depending on the lot size, material choice, and terrain. Maple Ridge lots tend to be larger than Vancouver proper — many are 50 to 70 feet wide with depths of 120 to 150 feet or more, giving you 300 to 400+ linear feet of perimeter to fence.

For a standard new construction lot with roughly 350 linear feet of perimeter, here's what you can expect by material. A 6-foot Western Red Cedar privacy fence runs \$40 to \$80 per linear foot installed, putting a full perimeter at \$14,000 to \$28,000 — though most homeowners fence only the rear and sides, which brings it down to roughly \$10,000 to \$20,000. Pressure-treated wood at \$30 to \$65 per linear foot is the most budget-friendly wood option, landing around \$7,500 to \$16,000 for a typical rear-and-sides installation. Vinyl fencing at \$35 to \$70 per linear foot offers virtually zero maintenance, which appeals to many new-build buyers.

Maple Ridge-Specific Considerations

Maple Ridge has a mix of flat subdivisions and hillside properties backing onto forest or agricultural land. **Flat, cleared lots in new subdivisions are the easiest and cheapest to fence** — the ground is already graded, there are no old fences to remove, and equipment access is usually straightforward during the construction phase. If you're building a new home, coordinate with your builder to have the fence installed after landscaping grading but before sod or planting, which saves the fence contractor from working around established gardens.

Hillside lots and properties near ravines or forested edges present more challenges. **Sloped terrain requires either stepped panels or racked (angled) panels**, both of which add 15 to 25% to the per-foot cost due to custom cutting and more complex post setting. Rocky soil — common in some Maple Ridge subdivisions near the Golden Ears foothills — may require a jackhammer or rock drill for post holes, adding \$20 to \$50 per post hole.

Don't forget to budget for at least one pedestrian gate (\$200 to \$600 installed) and potentially a double gate if you need equipment access to the backyard. New construction is also the ideal time to install a driveway gate if you're considering one — it's far cheaper to integrate during initial fencing than to retrofit later. Always call BC One Call (1-800-474-6886) before digging, even on new construction sites — underground utilities are often already in place before the fence goes in.

Need help finding a fence contractor for your new build? Vancouver Fence Builders can match you with experienced local professionals for free estimates on your Maple Ridge project.

Do fence contractors in Vancouver offer free estimates and what should I expect during a quote?

Yes, the vast majority of fence contractors in Metro Vancouver offer free on-site estimates, and you should be cautious of any contractor who charges for a basic quote. A free estimate is standard industry practice for residential fencing — the contractor invests their time because they want the job, and the site visit gives them the information they need to provide an accurate price.

A thorough fence estimate visit should take 20 to 45 minutes depending on the property size and project complexity. Here's what a professional contractor should do during that visit and what you should expect on the written quote.

What Happens During the Site Visit

The contractor should walk the entire fence line with you, measuring the total linear footage, noting grade changes, identifying potential obstacles (trees, roots, rock, utility boxes, drainage features), and discussing your preferences for material, height, style, and gate locations. They should ask about your property boundaries — whether you have a survey, where you believe the property line is, and whether you've discussed the fence with your neighbours. A good contractor will also check site access for material delivery and equipment, since rear-yard access limitations can affect pricing.

Expect questions about your priorities. Are you fencing for privacy, pet containment, aesthetics, or property delineation? Do you want cedar, pressure-treated, vinyl, or chain-link? How tall? Do you need gates, and if so, how many and what size? What's your budget range? A contractor who doesn't ask these questions isn't gathering enough information to give you an accurate quote.

What Should Be on the Written Quote

A professional fence quote should itemize the following: total linear footage being fenced, material type and grade (e.g., "6-foot Western Red Cedar privacy fence, tight-board, 4x4 cedar posts at 8-foot centres"), number and size of gates, post setting method (concrete footings with gravel drainage), old fence removal if applicable, site preparation, total cost broken down into materials and labour, estimated start date and project duration, payment terms, and warranty details.

Be wary of quotes that are just a single lump-sum number with no detail. Without itemization, you can't compare quotes meaningfully and you have no recourse if the contractor substitutes cheaper materials. You should also receive the quote in writing — verbal quotes are not worth the paper they're not printed on.

Watch for these red flags during the estimate process: a contractor who quotes without visiting the site, a quote delivered verbally with no written follow-up, no mention of calling BC One Call for utility locates before digging, no discussion of municipal bylaws or permit requirements, pressure to sign immediately or "today-only" pricing, and requests for large upfront deposits (more than 25 to 30% of the total is unusual for residential fencing).

A reasonable deposit structure for fence work in Metro Vancouver is 20 to 30% at contract signing, with the balance due on completion. Some contractors offer a materials-only deposit to lock in lumber pricing, which is fair since cedar prices fluctuate seasonally.

Vancouver Fence Builders can match you with reputable local fence contractors who provide detailed, no-obligation estimates on your project.

Q11

What's the labour cost breakdown for fence installation in Metro Vancouver?

Labour typically accounts for 40 to 55% of the total cost of a professionally installed fence in Metro Vancouver, with the remainder going to materials, concrete, hardware, and disposal. For a standard 6-foot cedar privacy fence, labour runs approximately \$18 to \$40 per linear foot, while materials add another \$20 to \$45 per linear foot — putting the all-in installed price at \$40 to \$80 per linear foot.

Understanding the labour breakdown helps you evaluate quotes and understand why some estimates are higher than others. Fence installation labour isn't a single task — it's a sequence of skilled and physically demanding steps, each with its own time and cost profile.

Labour Components and What They Cost

Post hole digging and post setting is the most labour-intensive phase and typically represents 35 to 45% of the total labour cost. For a 100-foot fence with posts every 8 feet, that's roughly 14 post holes — each dug 24 to 30 inches deep, 10 to 12 inches in diameter, with a gravel drainage bed, post set plumb, and concrete poured and levelled. In good soil conditions, an experienced two-person crew can dig and set 12 to 16 posts per day with a power auger. Rocky soil (common on the North Shore and parts of Coquitlam), heavy clay (common in Surrey and Delta), and root-dense ground slow this phase dramatically and increase labour costs by 20 to 40%.

Rail and panel installation accounts for roughly 30 to 40% of the labour. This includes cutting and attaching horizontal rails (stringers) to the posts, then installing the fence boards or pre-built panels. Precision matters here — boards need to be level, evenly spaced, and securely fastened with galvanized or stainless steel screws. A skilled crew can install 60 to 100 linear feet of standard privacy fence per day once posts are set and cured.

Gate construction and hanging is the most skill-intensive component and is priced per gate rather than per linear foot. A well-built gate requires a rigid frame (often with a diagonal anti-sag brace or cable), heavy-duty hinges, and careful alignment so it swings freely and latches properly. Labour for a single pedestrian gate typically runs \$100 to \$300 on top of the gate materials. Driveway gates are significantly more complex.

Old fence removal and disposal adds \$3 to \$8 per linear foot in labour when applicable. This includes pulling old boards and rails, extracting posts and concrete footings (the most time-consuming part), loading debris, and hauling to a transfer station. Some contractors include disposal fees in their labour rate while others bill dump fees separately.

Why Metro Vancouver Labour Rates Are Higher

Fence installation labour in Metro Vancouver runs 15 to 25% higher than rural BC or smaller markets. This reflects the cost of living, WorkSafeBC insurance premiums, vehicle and fuel costs for urban driving, and the skilled labour shortage that affects all construction trades in the Lower Mainland. A qualified fence installer in Metro Vancouver earns \$25 to \$40+ per hour, and a two-person crew with a truck, tools, and an auger has overhead costs of \$800 to \$1,200 per day before any materials are purchased.

When comparing quotes, focus on the total installed price per linear foot rather than trying to negotiate labour rates down. A contractor who cuts labour costs is likely cutting corners — shallow post holes, insufficient concrete, and sloppy alignment are the result, and you'll pay far more to fix a poorly built fence than you saved on the initial installation.

Get detailed, itemized quotes from experienced fence contractors through Vancouver Fence Builders — we match you with professionals who stand behind their workmanship.

Q12

How much more does it cost to install a fence with decorative post caps and trim in Vancouver?

Adding decorative post caps and trim to a fence in Metro Vancouver typically adds \$5 to \$25 per post for caps and \$3 to \$12 per linear foot for trim, increasing total project cost by roughly 8 to 15% over a standard installation. On a typical 100-foot fence with 14 posts, that translates to an extra \$500 to \$1,500 for decorative upgrades — a relatively modest investment that significantly elevates curb appeal and finished appearance.

Post caps are the most popular decorative upgrade and come in a wide range of styles and materials. Basic flat cedar or pressure-treated caps that simply cover the top of a 4x4 post cost \$5 to \$10 each and serve a practical

purpose beyond aesthetics — they shed water away from the end grain of the post, preventing moisture from wicking down into the wood and accelerating rot. In Metro Vancouver's wet climate, this protective function alone makes post caps a worthwhile investment. Pyramid or ball-top cedar caps run \$8 to \$15 each, copper or stainless steel caps cost \$15 to \$30 each, and solar-powered LED post cap lights range from \$20 to \$50 each.

Solar post cap lights have become increasingly popular in Metro Vancouver. They charge during the day and provide a warm ambient glow along the fence line at night — attractive for entertaining and adding a sense of security. Quality solar caps from reputable manufacturers last 2 to 3 years before the rechargeable battery needs replacement. In Vancouver's shorter winter days and overcast conditions, solar caps may provide dimmer or shorter illumination from November through February, but they perform well during the longer daylight months.

Trim and Decorative Details

Lattice top panels are the most common trim upgrade, adding an open lattice section (typically 12 to 18 inches tall) above a solid privacy fence. This increases the overall fence height while maintaining an open, airy appearance at the top and allowing airflow — important for reducing wind load. Lattice top adds \$8 to \$15 per linear foot for materials and labour. Keep in mind that the combined height of fence plus lattice must comply with your municipality's height limit — typically 6 feet (1.83 metres) in rear and side yards.

Fascia boards or top rails (a horizontal board running along the top of the fence) add a clean, finished look and protect the top edges of fence boards from rain penetration. A cedar top rail adds \$3 to \$6 per linear foot. **Bottom trim boards** (kick boards) run along the base of the fence, protecting the bottom edges of pickets from ground moisture and giving a polished appearance — also \$3 to \$6 per linear foot.

Post sleeves are decorative covers that slip over standard 4x4 posts, giving them the appearance of larger 6x6 or shaped posts without the cost of actual larger lumber. Vinyl or composite post sleeves cost \$20 to \$50 per post and provide both aesthetic appeal and additional weather protection for the post underneath.

These upgrades are best planned and installed during initial fence construction rather than added later. Retrofitting post caps is simple, but adding lattice, trim boards, or post sleeves to an existing fence is more labour-intensive and may require re-engineering the post tops or adding support brackets.

Want to see what decorative options would look best on your property? Vancouver Fence Builders can connect you with contractors who specialize in custom and decorative fencing across Metro Vancouver.

Should I get multiple fence quotes in Vancouver and how many is reasonable?

Absolutely — getting 3 quotes is the sweet spot for most fence projects in Metro Vancouver. Three quotes give you enough data points to identify the market rate, spot outliers (both suspiciously low and unreasonably high), and compare approaches without overwhelming yourself with too many options. For larger or more complex projects — hillside installations, full perimeter fences, or custom designs over \$15,000 — getting 4 to 5 quotes is worthwhile because the price variation tends to be larger on complex work.

The range between the lowest and highest quote on the same fence project in Metro Vancouver is often 30 to 50%. This isn't necessarily because someone is overcharging or underbidding — it reflects differences in material quality, post depth and concrete volume, crew experience, overhead and insurance costs, warranty terms, and the contractor's current workload (busy contractors may bid higher because they don't need the work). Understanding why quotes differ is more valuable than simply choosing the cheapest one.

How to Compare Quotes Effectively

The most important thing is to compare apples to apples. Before you request quotes, decide on the basics: material type (cedar, pressure-treated, vinyl), fence height, approximate style (privacy, board-on-board, picket), and gate locations. Give every contractor the same brief so their quotes reflect the same scope. If one contractor proposes a different material or design, ask them to also quote the original spec for comparison.

Look beyond the bottom line number. An itemized quote lets you compare specifics. Check what post size they're using — a contractor quoting 4x4 posts will be cheaper than one quoting 6x6 posts, but the 6x6 fence will be sturdier and last longer, especially in wind-exposed areas. Check post depth — are they specifying 24-inch depth or 30-inch? Check whether they include gravel drainage at the post base, which is critical for post longevity in Metro Vancouver's wet climate. Are concrete footings included or extra? Is old fence removal in the price? Is site cleanup and debris disposal included?

Ask every contractor the same set of questions: How long have you been installing fences in Metro Vancouver? Can you provide 3 recent local references with photos? Do you carry WorkSafeBC coverage and general liability insurance? What is your warranty on labour and materials? What is your deposit and payment structure? What is your estimated timeline for this project? Will you call BC One Call for utility locates before digging?

Red Flags and Green Flags

Be cautious of the lowest quote if it's significantly below the other two (20%+ cheaper). In fence installation, the most common cost-cutting shortcuts are shallow post holes, insufficient concrete, thinner or lower-grade lumber,

wider post spacing, and no gravel drainage — all of which lead to a fence that leans, rots, or fails within a few years. A fence that costs \$4,000 and lasts 7 years is far more expensive per year than a fence that costs \$6,000 and lasts 20 years.

Green flags include detailed written quotes with itemized materials and labour, contractors who ask thoughtful questions during the site visit, willingness to provide references, clear communication about timeline and payment terms, and mention of calling BC One Call and checking municipal bylaws. A contractor who takes time during the estimate is a contractor who will take time during installation.

Vancouver Fence Builders can match you with multiple experienced fence contractors for free estimates, making it easy to compare quotes and find the right fit for your project.

Q14

How much does it cost to install a fence around a corner lot in Vancouver?

Fencing a corner lot in Vancouver typically costs \$12,000 to \$30,000 or more, depending on the total perimeter, material choice, and whether the corner faces a public street. Corner lots have significantly more fencing exposure than interior lots — often 50 to 100% more linear footage — which makes them some of the most expensive residential fencing projects in Metro Vancouver.

A standard Vancouver interior lot is roughly 33 feet wide by 120 feet deep, giving you approximately 250 to 280 linear feet of fenceable perimeter (excluding the front). A corner lot of the same dimensions adds the entire second street-facing side — easily another 100 to 120 linear feet — pushing your total to 350 to 400 linear feet or more. At \$40 to \$80 per linear foot for Western Red Cedar privacy fencing, that additional side alone adds \$4,000 to \$9,600 to your project.

The street-facing side creates additional complexity. Under City of Vancouver bylaws, fences in front yards and flanking side yards (the side facing a street on a corner lot) are limited to 1.2 metres (approximately 4 feet) in height. This means you cannot simply extend your 6-foot rear-yard privacy fence around the corner — the street-facing portion must step down to 4 feet, or you need to apply for a variance, which is not guaranteed and adds permit fees of \$200 to \$500 plus processing time. Many corner-lot homeowners opt for a shorter decorative fence or open-style design (picket, aluminum ornamental, or horizontal with spacing) along the street side, and full-height privacy fencing for the rear and interior side.

Sight-line requirements at intersections are another consideration specific to corner lots. Vancouver and most Metro Vancouver municipalities require fences near street corners to maintain clear sight lines for pedestrian and

vehicle safety. This typically means a reduced fence height or no fence at all within a triangular zone near the intersection — usually 6 to 9 metres along each property line from the corner. Your fence contractor should be familiar with these setback requirements, and your building department can confirm the exact dimensions for your specific intersection.

Here are realistic cost ranges for a typical Vancouver corner lot (approximately 350 to 400 linear feet total, combining privacy and street-facing sections):

Western Red Cedar — 6-foot privacy on rear and interior side, 4-foot picket or horizontal on street side: \$14,000 to \$25,000 installed. This is the most common configuration for corner lots in Vancouver neighbourhoods like Kitsilano, Dunbar, and Main Street.

Pressure-treated wood — same configuration: \$10,000 to \$18,000 installed. A more budget-friendly option, though you'll need to seal it every 2 to 3 years in Vancouver's wet climate.

Vinyl/PVC — 6-foot privacy rear and interior, 4-foot decorative street side: \$12,000 to \$22,000 installed. Higher upfront cost than pressure-treated but virtually zero maintenance over its 25-year lifespan.

Mixed approach — cedar privacy on rear and interior, aluminum ornamental on street side: \$15,000 to \$28,000 installed. The ornamental aluminum provides a refined street-facing appearance while cedar handles privacy duties.

Corner lots also tend to need more gates — often two or three — to provide access from both streets and the rear. Budget \$200 to \$600 per pedestrian gate and \$800 to \$3,000 for a driveway gate. Old fence removal, if applicable, adds \$3 to \$8 per linear foot.

Before starting, invest in a **boundary survey** by a licensed BC Land Surveyor (\$1,000 to \$3,000). Corner lots have two public-facing boundaries where encroachment onto city property is immediately visible and will trigger enforcement. A survey also confirms the exact lot dimensions so your contractor can provide an accurate linear-footage quote.

Given the scale and complexity of corner-lot fencing, this is definitely a project for experienced professionals. Vancouver Fence Builders can match you with contractors who regularly handle corner-lot installations across Metro Vancouver — our service is free and there's no obligation.

Q15

What's the average cost of fencing per linear foot in Abbotsford BC?

The average cost of fencing in Abbotsford ranges from \$25 to \$85 per linear foot installed, depending on the material, height, and style you choose. Abbotsford sits in the Fraser Valley east of Metro Vancouver, and while labour and material costs are generally 5 to 15% lower than in Vancouver proper, the pricing structure follows the same regional market trends.

Here is what you can expect to pay per linear foot installed in the Abbotsford area as of 2025-2026:

Chain-link (4 to 6 foot, galvanized): \$18 to \$40 per linear foot. This is the most affordable option and extremely popular on Abbotsford's larger rural and suburban lots. Vinyl-coated chain-link in black or green adds \$5 to \$10 per foot for improved appearance. Chain-link is a practical choice for property boundaries on acreages and hobby farms in the Abbotsford area.

Pressure-treated wood (6 foot privacy): \$28 to \$55 per linear foot. Budget-friendly wood fencing that holds up reasonably well in the Fraser Valley's wet climate when sealed every 2 to 3 years. Abbotsford receives even more rainfall than Vancouver — roughly 1,500mm annually — so moisture protection is absolutely critical for any wood fence in this area.

Western Red Cedar (6 foot privacy): \$38 to \$75 per linear foot. The premium wood choice and the most popular material for residential privacy fencing in the Fraser Valley. Cedar is locally sourced from BC mills, naturally rot-resistant, and has beautiful grain. Standard vertical board-on-board at the lower end, custom horizontal designs at the higher end.

Vinyl/PVC (6 foot privacy): \$32 to \$65 per linear foot. An excellent choice for the Fraser Valley's wet climate — no rot, no warping, no staining or sealing required. Just wash it down with a garden hose once or twice a year. Higher upfront cost than pressure-treated but the lowest lifetime cost of any fence material.

Aluminum ornamental (4 to 6 foot): \$40 to \$85 per linear foot. Decorative, rust-proof, and maintenance-free. Less common in Abbotsford than in Vancouver's urban neighbourhoods but growing in popularity for front yards and pool enclosures.

Why Abbotsford pricing tends to be slightly lower than Vancouver: Contractor overhead is lower in the Fraser Valley — no downtown congestion, easier material delivery access, and larger lots with better truck and equipment access. Properties in Abbotsford tend to have wide driveways and flat terrain, which reduces the manual labour component that drives up costs in Vancouver's narrow-lot, lane-access neighbourhoods. However, if your Abbotsford property is on a slope (common in the McKee Peak area and upper Sumas Mountain), expect costs to increase 15 to 30% due to stepped or racked panel installation.

Lot size is the big variable in Abbotsford. While a typical Vancouver lot might need 250 linear feet of fencing, Abbotsford properties in suburban developments run 300 to 500 linear feet, and rural or Agricultural Land Reserve (ALR) properties can need 800 to 1,500+ linear feet. At those quantities, many contractors will offer volume

discounts of 5 to 15% — always ask. For a typical suburban Abbotsford lot needing 350 linear feet of 6-foot cedar privacy fencing, budget \$13,000 to \$26,000 all-in including gates, old fence removal, and GST.

Abbotsford falls under the **City of Abbotsford Zoning Bylaw** for fence height limits — generally 1.8 metres (6 feet) in rear and side yards and 1.2 metres (4 feet) in front yards, similar to Metro Vancouver municipalities. Properties zoned agricultural may have different regulations, especially for livestock fencing. Confirm with the City of Abbotsford building department before starting your project.

Before any post holes are dug, call **BC One Call (1-800-474-6886)** for a free utility locate — this is especially important in Abbotsford where rural properties may have buried irrigation lines, septic systems, and gas lines that are not always well-documented. Vancouver Fence Builders can connect you with experienced Fraser Valley fence contractors who know the local conditions — get matched for free through our service.

How much does it cost to add a fence to a property with underground sprinklers in Surrey?

Adding a fence to a Surrey property with underground sprinklers typically costs 10 to 25% more than a standard installation, with total project costs ranging from \$5,000 to \$20,000+ depending on the fence length, material, and the complexity of navigating the irrigation system. The extra cost comes from careful hand-digging near sprinkler lines, potential rerouting of pipes and heads, and the slower pace required to avoid damage.

The fundamental challenge is that fence posts need to go 2 to 2.5 feet deep in Surrey's soil, and underground sprinkler lines typically run 6 to 12 inches below grade — directly in the path of post holes. A standard fence installation uses a power auger that bores through whatever is in its way. On a property with underground irrigation, the contractor must identify sprinkler line locations before digging and hand-dig or carefully auger in areas near lines.

Before any digging begins, two things must happen. First, call **BC One Call (1-800-474-6886)** for a free utility locate to mark gas, electrical, water, and telecom lines. Second — and this is the step many homeowners miss — **map your sprinkler system.** Run each zone manually and mark every sprinkler head with a flag. Then trace the pipe runs between heads. If you have the original irrigation plan from your builder, that is extremely valuable. If not, a local irrigation company in Surrey can locate and map your system for \$150 to \$400, and this investment is well worth it compared to the cost of repairing a severed line.

The additional costs break down as follows:

Sprinkler system mapping and flagging: \$0 (DIY) to \$400 (professional). If you can run each zone and flag the heads yourself, this is free. A professional locate with mapping costs \$150 to \$400 but gives the fence crew a precise layout to work around.

Hand-digging near sprinkler lines: \$15 to \$40 per post hole (compared to \$8 to \$12 per hole with a power auger). Hand-digging is slower and more labour-intensive, but it is the only safe approach when posts are within 2 feet of a known sprinkler line. On a typical 200-linear-foot fence with posts every 8 feet (25 posts), if half require hand-digging, that adds \$175 to \$700 to the project.

Sprinkler line rerouting: \$200 to \$800 if one or more sprinkler runs need to be moved to accommodate a post location. This involves cutting the line, installing new fittings, and rerouting the pipe around the post. A licensed irrigation technician should handle this, and some fence contractors in Surrey work with irrigation subcontractors or can coordinate the work for you.

Sprinkler head relocation: \$50 to \$150 per head. If a sprinkler head lands directly where a fence panel will sit, it needs to be moved to the other side of the fence with an adjusted spray pattern. Heads that end up right next to the fence will spray directly into the boards, accelerating rot on wood fences and leaving mineral deposits on vinyl fences.

Repairs if a line is accidentally severed: \$100 to \$400 per break, depending on the pipe type (PVC or poly) and depth. Even careful contractors occasionally nick a line, and a good contractor will repair it immediately at no extra charge — confirm this in your contract.

For a typical Surrey suburban property needing 200 linear feet of 6-foot Western Red Cedar privacy fencing with underground sprinklers, budget as follows:

Base fence cost: \$8,000 to \$16,000 (at \$40 to \$80 per linear foot) Sprinkler-related surcharge: \$500 to \$2,500 (mapping, hand-digging, rerouting) Gates (1 to 2): \$400 to \$1,200 Old fence removal (if applicable): \$600 to \$1,600

Total: \$9,500 to \$21,300 before GST

Surrey properties are often larger than Vancouver proper lots, with more landscaping infrastructure including sprinklers, landscape lighting, and drainage systems. When getting quotes, specifically ask each contractor about their experience working around irrigation systems and whether their quote includes repair of any accidental damage. A reputable fence contractor in Surrey will factor sprinkler avoidance into their bid rather than surprising you with extras afterward.

Timing matters too. The best time to install a fence on a sprinkler-equipped property in Surrey is late September through November, after the irrigation season ends but before the heaviest winter rains. The sprinkler system will be winterized and depressurized, reducing the consequence of any accidental contact, and you will have a few months before you need to run the system again to test and repair any issues. Vancouver Fence Builders can match you with Surrey fence contractors who have irrigation experience — get connected for free.

Q17

What's the total cost including HST for a 200 linear foot cedar fence in Vancouver?

A 200-linear-foot Western Red Cedar privacy fence in Vancouver costs approximately \$8,000 to \$16,000 before tax, or \$8,960 to \$17,920 including GST — there is no HST in British Columbia. This is an important distinction: BC charges 5% GST (federal) plus 7% PST (provincial) separately, not the combined HST that Ontario and some Atlantic provinces use. However, **residential fence installation labour is PST-exempt** in BC, which

saves you money compared to provinces with HST.

Let me break this down clearly so you know exactly where your money goes.

Material Costs (Subject to Both GST and PST)

For 200 linear feet of 6-foot cedar privacy fence, the material costs include:

Posts: Approximately 26 posts at 8-foot spacing (plus extras for corners and gates). Using 4x4 cedar posts at \$15 to \$25 each: \$390 to \$650. If your contractor recommends 6x6 posts (better for wind resistance in exposed locations): \$650 to \$1,170.

Rails: Three horizontal rails per section (top, middle, bottom). For 200 linear feet: approximately \$800 to \$1,400 in 2x4 cedar rail stock.

Fence boards: For a standard 6-foot vertical privacy fence using 1x6 cedar boards, you need roughly 400 boards. At \$4 to \$8 per board depending on grade: \$1,600 to \$3,200. Board-on-board (shadowbox) style uses about 30% more boards.

Concrete and gravel: Approximately 2 bags of premix concrete per post plus drainage gravel: \$350 to \$550 for 26 posts.

Fasteners and hardware: Galvanized or stainless steel screws (essential in Vancouver's wet climate), brackets, and gate hardware: \$200 to \$500.

Total materials: approximately \$3,340 to \$7,470. Materials are subject to both 5% GST and 7% PST (12% combined), adding \$400 to \$896 in tax.

Labour Costs (Subject to GST Only)

Professional fence installation labour in Metro Vancouver runs \$20 to \$40 per linear foot, depending on the contractor, terrain, and complexity. For 200 linear feet: **\$4,000 to \$8,000 in labour.** In BC, labour for residential construction is exempt from PST — you only pay 5% GST on the labour portion, adding \$200 to \$400.

Total Project Cost Summary

Here is the full picture for a 200-linear-foot, 6-foot Western Red Cedar privacy fence in Vancouver:

Materials: \$3,340 to \$7,470 Labour: \$4,000 to \$8,000 **Subtotal before tax: \$7,340 to \$15,470**

GST (5% on everything): \$367 to \$774 PST (7% on materials only): \$234 to \$523 **Total tax: \$601 to \$1,297**

Grand total: \$7,941 to \$16,767

If you add one pedestrian gate (\$200 to \$600) and old fence removal (\$600 to \$1,600), the all-in number reaches **\$8,741 to \$18,967 including all taxes.**

Most fence contractors in Metro Vancouver provide quotes that include GST but may or may not itemize PST separately. When comparing quotes, always confirm whether the price is "plus tax" or "tax included" and whether old fence removal and dump fees are included or extra. A good contractor's quote will itemize materials, labour, removal, gates, and taxes so you can see exactly what you are paying for.

One more tax note: If you hire a contractor whose total invoice (including materials they supply) exceeds \$500, they are required to charge and remit GST. A contractor who offers to do the work "cash, no tax" is operating outside the law, will not carry proper insurance or WorkSafeBC coverage, and leaves you with no recourse if something goes wrong. Always get a written quote, a contract, and receipts showing GST registration.

Want to compare quotes from multiple Vancouver fence contractors? Vancouver Fence Builders can match you with experienced professionals for free — just reach out and we will connect you with contractors who provide detailed, transparent pricing.

Q18

How much extra does it cost to remove an old fence before installing a new one in Metro Vancouver?

Removing an old fence in Metro Vancouver typically costs \$3 to \$8 per linear foot, adding \$450 to \$1,200 for a typical 150-linear-foot residential project. The cost varies based on the fence material, post anchoring method, height, and how accessible your property is for debris removal. Most fence contractors include removal as an optional line item in their installation quote.

The biggest cost variable is **how the old posts are anchored.** Posts set in concrete footings are the most labour-intensive and expensive to remove — each footing is a buried mass of concrete weighing 50 to 150 pounds that must be dug out, broken up, or pulled with equipment. A single stubborn concrete footing can take 20 to 45 minutes to extract, and a typical 150-foot fence has 19 to 25 posts. Posts driven directly into the ground without concrete are much faster to pull. Posts set on steel post brackets bolted to a concrete slab are the easiest — just unbolt and remove.

Here is what removal costs look like by fence type:

Wood fence (cedar or pressure-treated) with concrete footings: \$5 to \$8 per linear foot. This is the most common removal scenario in Metro Vancouver. Older cedar fences that have been weathering in Vancouver's rain

for 15 to 20 years are often partially rotted, which actually makes board and rail removal easier (they practically fall apart), but the concrete footings are still rock-solid and time-consuming to extract. Many contractors use a high-lift jack or a chain and truck to pull the post and concrete footing together, then fill the hole with clean soil.

Chain-link fence with concrete footings: \$4 to \$7 per linear foot. Chain-link fabric rolls up efficiently once detached from the posts and rails, making the above-ground portion faster to remove than wood. However, the steel posts are often set in large concrete footings that are just as difficult to extract as wood fence footings.

Vinyl/PVC fence with concrete footings: \$4 to \$6 per linear foot. Vinyl panels are lightweight and pop off their posts and rails easily. The posts themselves are often sleeves over steel or wood structural posts, and the footings still need extraction.

Wood fence without concrete (driven posts): \$3 to \$5 per linear foot. The easiest and cheapest removal. Posts can be pulled directly from the ground with a jack or by rocking and lifting.

Disposal costs are built into the per-foot removal price but are worth understanding. Metro Vancouver transfer stations charge by weight and volume. A typical 150-foot wood fence generates 1 to 2 pickup truck loads of debris, costing \$100 to \$300 in dump fees. Concrete footings are heavier and may incur separate disposal charges. Some contractors separate clean wood for recycling, which reduces disposal costs slightly.

Access affects removal cost significantly. If the old fence is in a rear yard accessible only through a narrow side gate or the house, all debris must be hand-carried out — a slow, labour-intensive process that can add 20 to 40% to the removal cost. Properties with rear lane access (common in Vancouver, Burnaby, and New Westminster) allow a truck to park close to the work area, making removal much more efficient.

Should you remove the old fence yourself to save money? Possibly for the above-ground portion, but be cautious. Tearing down boards, rails, and panels is physical but straightforward — a pry bar, reciprocating saw, and heavy work gloves will get it done. However, extracting concrete footings is genuinely difficult without equipment and can take an entire day for a weekend warrior to handle 20 posts. Most homeowners find that the \$450 to \$1,200 for professional removal is money well spent given the physical demand and the time savings.

One important consideration: if you are having a new fence installed by a contractor, bundling the removal with the new installation almost always costs less than hiring removal separately. The crew is already on-site with equipment, and they can dig new post holes immediately after pulling old footings — sometimes in the exact same location, saving the step of filling old holes. Ask your contractor for a combined removal-and-installation price.

Also be aware that **some old fences in Metro Vancouver contain lead paint** (pre-1990s fences) or creosote-treated wood (railway tie fence borders from the 1970s and 1980s). These materials require special handling and disposal and should not be burned or composted. If your old fence has a dark, oily coating on the posts or you suspect lead paint, mention this to your contractor so they can handle disposal appropriately.

Need help finding a fence contractor who handles both removal and new installation? Vancouver Fence Builders offers free contractor matching across Metro Vancouver.

What's the cost difference between having posts set in concrete versus compacted gravel in BC?

Setting fence posts in concrete costs \$8 to \$12 per post hole, while compacted gravel alone costs \$5 to \$8 per post hole — a difference of roughly \$3 to \$5 per post, or \$75 to \$125 total on a typical 25-post residential fence. That modest cost difference is not the real consideration, though. The real question is which method performs better in BC's wet climate, and the answer is more nuanced than most homeowners expect.

Concrete is the standard in Metro Vancouver and across most of BC for good reason. A properly set concrete footing anchors the post rigidly, resists lateral movement from wind load, and prevents the post from heaving in the seasonal wet-dry cycles that affect BC's clay-heavy soils. For a 6-foot privacy fence in a typical Metro Vancouver yard, each post hole should be 10 to 12 inches in diameter and 24 to 30 inches deep, with 4 to 6 inches of drainage gravel at the bottom, the post centred and plumbed, and concrete filling the hole from the gravel up to 1 to 2 inches below grade level. Two bags of premix concrete (roughly 60 pounds each) per post is standard. The concrete cures in 24 to 48 hours, during which the posts should be braced to prevent movement.

The critical detail that many people miss is the gravel drainage bed under the concrete. In Metro Vancouver's wet climate, this 4 to 6-inch layer of drainage gravel beneath each post is arguably more important than the concrete itself. Without it, water collects at the base of the post where it meets the concrete and has nowhere to drain. The post sits in standing water, and even pressure-treated or cedar posts will rot at this contact point within 5 to 8 years. The gravel allows water to percolate away from the post base, extending post life by years. A concrete footing without a gravel base is actually worse than gravel alone in Metro Vancouver because the concrete creates a bowl that traps water.

Compacted gravel alone (no concrete) is an alternative method where the post is set in the hole, surrounded entirely by gravel that is compacted in layers using a tamping bar. Advocates of this method point out that gravel drains freely around the entire post length, eliminating the water-trapping issue of concrete, and that gravel allows the post to be more easily replaced when it eventually does need to be swapped out. There is merit to both points.

However, **gravel-only post setting has significant drawbacks in Metro Vancouver's conditions.** First, it provides substantially less lateral rigidity than concrete. A 6-foot solid privacy fence acts as a wind sail, and Metro Vancouver experiences strong winter storms with gusts exceeding 80 km/h — particularly on the North Shore, in elevated areas, and near the waterfront. Posts set in gravel alone are more likely to shift and lean under repeated wind loading. Second, BC's clay soils swell when wet and shrink when dry, creating seasonal movement that can shift gravel-set posts over time. Third, gravel compaction requires skill and patience — each 4 to 6-inch layer must be thoroughly tamped before adding the next — and many installers rush this step, resulting in poor anchoring.

The best practice for BC — and what most experienced Metro Vancouver fence contractors use — is the combination approach: gravel drainage bed at the bottom of the hole, the post set on the gravel, and concrete poured above the gravel. This gives you the best of both methods: the drainage benefit of gravel at the critical post base, and the structural rigidity of concrete for the rest of the post depth. This is the method recommended by most lumber yards and fence material suppliers in the Lower Mainland.

Where gravel-only actually makes sense in BC includes temporary fences that will be moved within 2 to 5 years, fence posts in areas with excellent natural drainage (sandy soil, raised beds), and situations where you anticipate needing to replace individual posts periodically and want easy extraction. Some contractors also use gravel-only for chain-link fence posts with smaller diameters, where the fabric tension provides additional lateral stability.

Where concrete is essential includes all 6-foot or taller solid privacy fences, gate posts (which endure constant lateral force from gate operation), corner and end posts (which have no opposing panel to balance lateral forces), any fence in a wind-exposed location, and any fence on a slope where gravity adds downhill pressure to the posts.

The \$75 to \$125 extra for concrete on a full residential fence is a trivial amount compared to the \$3,000 to \$5,000 cost of correcting leaning posts and rebuilding failed sections a few years later. In Metro Vancouver's wet, windy climate, concrete with gravel drainage is the right answer for the vast majority of residential fence installations. Need to discuss your specific situation with an experienced fence contractor? Vancouver Fence Builders offers free matching with local professionals.

Q20

How much does ornamental aluminum fencing cost for a front yard in Metro Vancouver?

Ornamental aluminum fencing for a front yard in Metro Vancouver typically costs \$45 to \$90 per linear foot installed, with most residential front yard projects landing in the \$55 to \$75 range for a standard 3.5 to 4-foot-tall picket-style fence with a pedestrian gate. For a typical Vancouver lot with 33 feet of street frontage, expect a total project cost of \$2,000 to \$4,500 including the gate.

The **per-foot cost breaks down** into materials (\$25 to \$50 per linear foot) and labour (\$20 to \$40 per linear foot). Aluminum fence panels come in pre-assembled sections, typically 6 to 8 feet wide, with pickets, rails, and decorative finials already attached. Posts are sold separately and spaced to match panel widths. The panels are powder-coated at the factory in colours like black (by far the most popular in Metro Vancouver), bronze, dark green, and white. This factory-applied powder coating is the primary reason aluminum fencing performs so well in Vancouver's wet, salty coastal air — it creates a barrier that resists corrosion far better than painted steel or iron.

Front yard height restrictions in Metro Vancouver municipalities limit fence height to 1.2 metres (approximately 4 feet) in most residential zones. This works in aluminum fencing's favour, because 3.5 to 4-foot ornamental aluminum is the most popular residential height and falls within the standard product range of every major manufacturer. Taller options (5 to 6 feet) are available for side and rear yards where 1.83-metre limits apply, but front yards are almost always the 4-foot height.

Quality tiers significantly affect pricing. Residential-grade aluminum fencing uses thinner pickets (5/8-inch square) and lighter rails, running \$25 to \$40 per linear foot for materials. This grade is perfectly adequate for a front yard decorative application where the fence's primary purpose is curb appeal and boundary definition rather than security. Commercial-grade aluminum uses thicker pickets (3/4 to 1-inch square) and heavier rails, costing \$40 to \$60 per linear foot — overkill for most front yard applications but worth considering if the fence borders a busy sidewalk or you want maximum rigidity.

Gates add meaningfully to the project cost. A single pedestrian gate (3 to 4 feet wide) matching the fence style runs \$250 to \$600 installed, including self-closing hinges and a latch. Double pedestrian gates (5 to 6 feet wide) cost \$500 to \$1,000. If your front yard has a driveway crossing, a driveway gate section adds \$1,000 to \$3,000 for a manual swing gate or \$3,000 to \$8,000 for an automatic system. Most Metro Vancouver front yard projects include one pedestrian gate and leave the driveway open.

Here are **realistic total project costs for common Metro Vancouver front yard scenarios:**

Standard Vancouver lot (33 ft frontage): 30 linear feet of 4-foot aluminum fencing plus one pedestrian gate = \$1,800 to \$3,500 installed. This is the most common front yard project in Vancouver proper, Burnaby, and New Westminister — a simple, elegant boundary that enhances curb appeal without blocking sight lines.

Wider suburban lot (50-60 ft frontage, Surrey/Langley/Delta): 45 to 55 linear feet plus one or two gates = \$3,000 to \$5,500 installed. Larger frontages in suburban communities often include decorative columns or pillar inserts at gate openings, which add \$500 to \$1,500 per pillar for masonry or stone-clad construction.

Corner lot (two street frontages): 80 to 120 linear feet plus gates = \$5,000 to \$10,000 installed. Corner lots in Metro Vancouver have sight-line regulations at the intersection — fencing within the sight triangle (typically 6 metres from the corner) must be low enough to allow drivers and pedestrians to see each other. Aluminum's open picket design generally complies, but confirm with your municipality.

Why aluminum is ideal for Metro Vancouver front yards comes down to climate performance. Unlike wrought iron, which rusts aggressively in Vancouver's marine air and requires repainting every 3 to 5 years, powder-coated aluminum is virtually maintenance-free. No painting, no sealing, no rust treatment — just occasional washing with a garden hose. The powder coating carries manufacturer warranties of 15 to 25 years against peeling, cracking, and fading. Unlike wood, aluminum won't rot, warp, or grow moss in Vancouver's perpetually damp conditions. And

unlike vinyl, aluminum has a refined, elegant appearance that complements both heritage and contemporary architecture.

Get matched with aluminum fence installers through Vancouver Fence Builders — we connect Metro Vancouver homeowners with experienced professionals for free estimates on front yard and decorative fencing projects.

Q21

What's the total cost of fencing a 50x120 foot suburban lot in Surrey BC?

Fencing the full perimeter of a 50x120 foot suburban lot in Surrey typically costs between \$10,000 and \$28,000 installed, depending on the material you choose, the number of gates, terrain conditions, and whether you need old fencing removed first. A 50x120 lot has a total perimeter of approximately 340 linear feet, but most homeowners don't fence the front property line (or use a shorter decorative fence there), which reduces the actual fencing to roughly 290 to 310 linear feet for the two sides and rear.

Here's how the numbers break down for the most common material choices in Surrey. **Western Red Cedar privacy fence (6 feet tall)** runs \$40 to \$80 per linear foot installed, putting a 300-linear-foot project at \$12,000 to \$24,000. This is the most popular choice in Surrey's suburban neighbourhoods — Cloverdale, Fleetwood, South Surrey, and Newton all have predominantly cedar-fenced properties. Cedar is locally sourced from BC mills, naturally rot-resistant, and handles Metro Vancouver's wet marine climate better than most alternatives. **Pressure-treated wood fence (6 feet tall)** at \$30 to \$65 per linear foot brings the total to \$9,000 to \$19,500 — a meaningful savings, though you'll need to seal or stain it every 2 to 3 years to prevent weathering and surface rot. **Vinyl privacy fence (6 feet tall)** at \$35 to \$70 per linear foot runs \$10,500 to \$21,000 upfront but requires virtually zero maintenance over its lifespan — no staining, no sealing, no repainting.

Gates are a significant add-on cost that homeowners often underestimate. Most suburban Surrey lots need at minimum one pedestrian gate (\$200 to \$600) for side yard access, and many homeowners want a second gate on the opposite side. If you have rear lane access and need a driveway gate, that adds \$800 to \$3,000 for a manual swing gate or \$2,500 to \$8,000 for an automatic system. A typical two-gate setup adds \$500 to \$1,200 to the project total.

Old fence removal is another cost to factor in. Most established Surrey lots already have fencing that needs to come down before new installation. Removal runs \$3 to \$8 per linear foot — roughly \$900 to \$2,400 for 300 linear feet, including disposal at a transfer station. Extracting old concrete post footings is the most labour-intensive part of removal.

Surrey-specific factors affect pricing in several ways. Many suburban lots in Surrey are relatively flat with good soil conditions, which keeps post-setting costs reasonable. However, properties near the Serpentine River floodplain, in low-lying areas of Newton, or on the clay-heavy soils common in parts of Cloverdale may need deeper post holes and extra drainage gravel around post bases to handle water table issues. Rocky ground in elevated areas of South Surrey near the Semiahmoo Peninsula can add \$20 to \$50 per post hole if jackhammering is required.

Surrey's fence bylaws allow a maximum of 1.83 metres (6 feet) in rear and side yards and 1.22 metres (4 feet) in front yards — standard for Metro Vancouver. Corner lots have additional sight-line restrictions near intersections, so confirm with Surrey's planning department if your lot is on a corner.

For a realistic budget on a typical 50x120 Surrey lot, plan for \$14,000 to \$20,000 for a quality Western Red Cedar privacy fence on three sides with two pedestrian gates, old fence removal, and all materials and labour included. That's a significant investment, but a well-built cedar fence in Metro Vancouver lasts 15 to 25 years with proper maintenance — staining every 2 to 3 years during the dry season (May through September) is essential to protect against the region's 1,200+ mm of annual rainfall.

Get three quotes from experienced fence contractors before committing. Vancouver Fence Builders can match you with local professionals who regularly work in Surrey — our matching service is free.

How much should I budget for a fence around a new laneway house in Vancouver?

Budget between \$3,500 and \$10,000 for fencing around a new laneway house in Vancouver, depending on how much of the laneway house yard you're enclosing, the material you choose, and the number of gates required. Laneway houses present unique fencing challenges because of their compact footprint, rear-lane access requirements, and proximity to both the main house and neighbouring properties.

Vancouver's laneway housing program allows secondary dwelling units in the rear yard of single-family lots, typically accessed from the rear lane. The typical laneway house sits on a portion of a standard 33x122 foot Vancouver lot, with the private outdoor space ranging from 200 to 500 square feet. Fencing this space usually involves 60 to 120 linear feet of fence — significantly less than a full-lot perimeter, which helps keep costs manageable.

The most common fencing scenario for a Vancouver laneway house involves a 6-foot privacy fence separating the laneway house yard from the main house's yard (usually 25 to 33 feet across the lot width), side fences along the property lines if they don't already exist or need replacement, and a lane-facing fence or gate system for the entrance. Many laneway house owners spend the most on the **lane-facing side** because it serves as the primary entrance and first impression.

Here's how material costs play out for a typical 80-linear-foot laneway house enclosure. **Western Red Cedar privacy fence** at \$40 to \$80 per linear foot runs \$3,200 to \$6,400 for the fence panels alone. **Modern horizontal cedar** — increasingly popular for laneway houses because it complements the contemporary architecture common in these builds — runs \$60 to \$120 per linear foot, or \$4,800 to \$9,600. **Vinyl privacy fence** at \$35 to \$70 per linear foot comes to \$2,800 to \$5,600, with the advantage of zero maintenance in Vancouver's wet climate.

Gates are a critical component for laneway houses. You'll almost certainly need a pedestrian gate (\$200 to \$600) facing the lane for the main entrance, and possibly a second gate on the side for access between the main house and laneway house. If the laneway house has a dedicated parking pad, you may want a wider gate or removable fence section. Some laneway house owners install a privacy screen or fence panel on a sliding track (\$500 to \$1,500) to close off the parking area when vehicles aren't present.

Access for installation is often challenging with laneway houses. Materials must be carried through the side yard of the main house or delivered via the rear lane, and working space is tight between the laneway house, property lines, and the main dwelling. This limited access can add 10 to 20% to labour costs compared to a straightforward suburban fence installation. Experienced contractors factor this into their quotes.

City of Vancouver bylaws apply the same height limits to laneway house fencing as any residential fence: 1.8 metres (6 feet) maximum in rear and side yards, 1.2 metres (4 feet) in front yards. The lane-facing side of a laneway house is typically treated as the rear of the main property, allowing a full 6-foot fence. However, if the laneway house has a required setback from the lane, your fence placement must respect that setback — check your laneway house development permit for specific conditions.

A practical budget breakdown for a quality laneway house fence in Vancouver: \$4,000 to \$7,000 for 80 linear feet of Western Red Cedar privacy fencing with one pedestrian gate, including all materials, post footings with gravel drainage, labour, and cleanup. Add \$1,000 to \$3,000 if you want modern horizontal styling or premium finishes on the lane-facing section. Factor in \$2 to \$4 per linear foot annually for staining every 2 to 3 years.

Need help finding a fence contractor experienced with laneway house projects? Vancouver Fence Builders can match you with professionals who work in Vancouver's compact urban lots — our service is free.

Q23

Is financing available for fence installation projects in Metro Vancouver?

Yes, there are several financing options available for fence installation projects in Metro Vancouver, though the availability and terms vary significantly depending on the provider. A quality fence project can easily run \$5,000 to \$20,000 or more, and not every homeowner has that sitting in a savings account — so understanding your financing options before getting quotes is a smart move.

Contractor financing programs are the most common option specific to fencing. Some established fence companies in Metro Vancouver partner with third-party financing providers to offer payment plans directly at the point of sale. These typically work as unsecured personal loans with fixed monthly payments over 12 to 60 months. Interest rates vary widely — anywhere from 0% promotional rates (usually 6 to 12 months, offered by larger companies running promotions) to 10 to 20% annual interest for longer terms. The approval process is usually quick, often same-day, and based on your credit score. Ask potential contractors upfront whether they offer financing — it's increasingly common in Metro Vancouver's home improvement market.

Home equity lines of credit (HELOCs) from your bank or credit union are often the most cost-effective financing option for larger fence projects. HELOC rates in Canada are typically prime plus 0.5% to 1.5%, which as of early 2026 is significantly lower than personal loan or credit card rates. Since a HELOC is secured against your home's equity, rates are lower, credit limits are higher, and you only pay interest on what you draw. The downside is the application process takes longer (1 to 4 weeks) and you need sufficient home equity. For a \$15,000 fence project on a home with good equity, a HELOC is almost always the cheapest borrowing option.

Personal loans from banks and credit unions are another straightforward option. Major Canadian banks (TD, RBC, BMO, Scotiabank, CIBC) and local credit unions (Vancity, Coast Capital, BlueShore Financial) offer unsecured personal loans typically ranging from \$5,000 to \$50,000 with fixed interest rates and terms of 1 to 7 years. Rates depend on your credit score and the lender — expect 7% to 15% for borrowers with good credit. Credit unions like Vancity sometimes offer lower rates for home improvement projects and are worth checking alongside major banks.

Credit cards are technically an option for smaller fence projects, and some contractors accept credit card payment. If you have a card with a 0% introductory rate on purchases, this can be interest-free financing for 6 to 12 months. However, standard credit card interest rates of 19.9% to 22.9% make this an expensive option if you carry a balance beyond the promotional period. Some homeowners use a combination — credit card for the deposit (to earn reward points) and a different method for the balance.

Government programs don't specifically fund fence installation in most cases, but there are exceptions. If your fence project includes accessibility modifications (widening gates for wheelchair access, for example), some municipal accessibility grant programs may apply. The Canada Greener Homes Initiative and similar federal programs focus on energy efficiency and generally don't cover fencing, but it's worth checking current program guidelines as programs change frequently.

Phased installation is a practical alternative to financing that many Metro Vancouver homeowners use. Instead of fencing the entire property at once, you install the highest-priority sections first — typically the rear fence for privacy and pet containment — and add side fences and gates in subsequent phases over months or years. This spreads the cost without interest charges. A good fence contractor will design the first phase to connect seamlessly with future phases.

Before committing to any financing, calculate the true total cost including interest. A \$12,000 fence financed at 12% over 48 months costs roughly \$15,200 total — that extra \$3,200 in interest could have paid for professional staining for the life of the fence. If you can save up and pay cash within 6 to 12 months, you'll get the best overall value. But if you need the fence now — for privacy, pet safety, or property security — financing makes the project accessible.

Vancouver Fence Builders can connect you with fence contractors who offer financing options — ask about payment plans when you request your free quotes.

Q24

How much does temporary construction fencing cost to rent in Vancouver?

Temporary construction fencing in Metro Vancouver typically costs \$5 to \$15 per panel per month to rent, with delivery, installation, and pickup adding \$300 to \$800 or more depending on the quantity and site conditions. Standard temporary construction fence panels are 6 feet tall by 10 feet wide, made of galvanized chain-link mesh in a portable steel frame, and are the ubiquitous orange-or silver-framed panels you see around construction sites throughout the Lower Mainland.

The **rental cost structure** breaks down into several components. Panel rental itself runs \$5 to \$15 per panel per month, with lower per-panel rates for larger quantities and longer rental periods. A typical residential renovation in Vancouver might need 10 to 30 panels to enclose a work area, putting the monthly rental at \$50 to \$450 for panels alone. **Delivery and pickup fees** run \$150 to \$400 each way, depending on the number of panels and distance from the rental yard. Most temporary fence suppliers in Metro Vancouver are based in industrial areas of Burnaby, Surrey, or Richmond. **Installation labour** — setting up the panels with concrete-filled bases or sandbags — adds \$5 to \$15 per panel if you need the supplier to handle setup.

For a **typical residential project** in Vancouver — say, enclosing a 40x60 foot area around a home renovation — you'd need approximately 20 panels (200 linear feet of perimeter). Budget roughly \$400 to \$800 per month for the panel rental, plus \$400 to \$800 for delivery, setup, and eventual pickup. A 3-month renovation project would run approximately \$1,600 to \$3,200 total for temporary fencing.

There are several situations where temporary construction fencing is required or strongly recommended in Metro Vancouver. The City of Vancouver's Building Bylaw requires construction sites to be enclosed with secure fencing when demolition, excavation, or structural work creates safety hazards for the public or adjacent properties. If your project involves a building permit, the inspector may require temporary fencing before work begins. Strata councils often require temporary fencing during renovation projects to protect common areas and ensure resident safety. Even for projects where fencing isn't technically required, temporary fencing protects your property from theft (construction material theft is unfortunately common in Metro Vancouver), prevents unauthorized access to hazardous work areas, and satisfies your liability obligations as a property owner.

Major temporary fence rental suppliers operating in Metro Vancouver include national companies and local operators. Rental terms are typically month-to-month with a one-month minimum. Most suppliers offer both standard chain-link panels and **privacy-screened panels** (chain-link with opaque fabric attached) for an additional \$2 to \$5 per panel per month — useful if you want to block the view of construction activity from the street or neighbours.

If you're a homeowner managing your own fence replacement project, you may not need formal temporary construction fencing at all. For a straightforward fence tear-down and rebuild that takes 2 to 5 days, most fence contractors simply remove one section at a time and install the replacement immediately, never leaving the yard fully exposed. This staged approach eliminates the need for temporary fencing entirely. However, if you have dogs

or small children, even a brief gap in the fence line is a safety concern — in that case, asking your contractor about temporary barriers for the work area is important.

Purchasing temporary fence panels outright is an option if you have a long project timeline. Individual 6x10 foot chain-link panels sell for \$80 to \$150 each, plus \$30 to \$60 per concrete base. For a project lasting more than 6 months, buying can be cheaper than renting — and you can resell the panels afterward. However, you'll need a way to transport and store them.

For permanent fence installation, Vancouver Fence Builders can connect you with contractors who handle everything from old fence removal to new installation — often with no need for temporary fencing at all.

What's the cost to install a fence on a property with a steep grade in Port Coquitlam?

Installing a fence on a steeply graded property in Port Coquitlam typically costs 25 to 50% more than a flat-lot installation, putting most projects in the range of \$55 to \$120 per linear foot installed for cedar privacy fencing, compared to \$40 to \$80 per linear foot on level ground. The premium comes from additional labour, more complex engineering, custom panel cutting or racking, and sometimes the need for specialized equipment to access hillside locations.

Port Coquitlam has a significant number of properties with challenging grades, particularly in the neighbourhoods east of the Coquitlam River, along the slopes near Burke Mountain, and in the older established areas near the Pitt River where terrain drops toward the floodplain. These properties demand careful fence design to handle the slope while looking professional and maintaining structural integrity.

There are two primary methods for building a fence on a slope, and the choice between them significantly affects both cost and appearance. **Stepped (or stair-stepped) fencing** keeps each fence panel level and drops the panels down the slope in uniform steps. This is the more traditional approach, works well with pre-built panels, and is generally less expensive — roughly 25 to 35% more than a flat installation. Each step requires a taller post at the low side of the panel to maintain consistent fence height, and the triangular gaps beneath each stepped panel are typically filled with a kickboard, lattice, or additional boards. **Racked (or angled) fencing** follows the slope of the ground continuously, with each panel angled to match the grade. This creates a cleaner, more modern appearance but requires custom-cut rails and boards for each panel, making it significantly more labour-intensive — expect a 35 to 50% premium over flat-lot pricing. Not all fence styles can be racked; chain-link and some aluminum panel systems rack easily, while solid wood privacy panels require custom framing.

Post-setting on steep grades is the biggest cost driver. On a slope, post holes must be deeper on the downhill side to ensure adequate below-grade depth despite the changing soil level. In Port Coquitlam's terrain, you may encounter rocky soil, glacial till, or heavy clay that requires a jackhammer or rock drill — adding \$20 to \$50 per post hole. Standard post spacing of 8 feet on flat ground is often reduced to 6 feet on slopes to improve structural rigidity against the lateral forces that gravity and wind exert on hillside fences. Closer spacing means more posts, more concrete, and more labour.

For a realistic Port Coquitlam hillside project, consider a 150-linear-foot cedar privacy fence on a moderate slope (15 to 25% grade) along a rear and side property line. Stepped installation with Western Red Cedar runs approximately \$8,000 to \$14,000, while racked installation runs \$9,500 to \$18,000. Add \$200 to \$600 per gate (gates on slopes require careful levelling and often wider posts), and \$3 to \$8 per linear foot for old fence removal if

applicable.

Retaining wall and fence combinations are common on steeper Port Coquitlam properties. When the grade change is severe (more than 3 to 4 feet over a fence run), stepping or racking alone may not work, and a short retaining wall with fencing on top becomes necessary. This is a significantly more expensive approach — retaining walls cost \$30 to \$80 per square face foot depending on material (concrete block, timber, poured concrete) — but it creates usable level ground and a clean fence line. The combined height of retaining wall plus fence must comply with Port Coquitlam's bylaws, so check with the city's building department.

Drainage is critical on sloped properties in Metro Vancouver's wet climate. Water naturally flows downhill and concentrates at low points, and fence post footings in the path of water flow will be subjected to constant moisture, accelerating rot in wood posts and potentially undermining concrete footings. Gravel drainage beds beneath and around every post are essential, and directing surface water flow around post locations during installation prevents future problems. A professional installer experienced with hillside work in the Tri-Cities will address drainage as part of the installation.

Hillside fence installation is firmly in the "hire a professional" category — the measurement, cutting, structural considerations, and terrain challenges make DIY extremely difficult and error-prone. Vancouver Fence Builders can match you with contractors who regularly handle sloped properties in Port Coquitlam and the Tri-Cities area.

Q26

What's the return on investment for installing a new fence in Metro Vancouver?

A new fence in Metro Vancouver typically returns 30 to 65% of the installation cost at resale, though the actual ROI depends heavily on the material, design, condition, and how well the fence suits the neighbourhood. Fencing is not the highest-ROI home improvement — kitchens and bathrooms consistently outperform it — but a quality fence adds measurable value through curb appeal, privacy, security, and buyer perception.

The strongest ROI in Metro Vancouver comes from **Western Red Cedar privacy fences** in the 6-foot range. Cedar is the expected standard in most Vancouver-area neighbourhoods, and a well-maintained cedar fence signals that the property has been cared for. A typical 100-linear-foot cedar privacy fence costs \$4,000 to \$8,000 installed, and you can reasonably expect to recoup \$1,500 to \$5,000 of that at resale — depending on the neighbourhood, the age of the fence, and whether competing listings also have fenced yards. In family-oriented suburbs like Surrey, Langley, Coquitlam, and Maple Ridge — where fenced backyards are essentially expected — lacking a fence can actually reduce your sale price more than having one increases it.

Vinyl fencing delivers excellent long-term ROI because it looks pristine for decades with zero maintenance. A buyer seeing a vinyl fence knows they won't need to spend money on staining, sealing, or repairs for 20+ years. In Metro Vancouver's wet marine climate, where wood fences visibly weather within a few years without regular maintenance, the "like new" appearance of vinyl at resale time is a significant advantage. The higher upfront cost (\$3,500 to \$7,000 per 100 linear feet) is offset by zero maintenance spending over the ownership period.

Chain-link fencing has the lowest ROI — typically under 20% — because it adds functionality (pet containment, boundary definition) without meaningful curb appeal. In competitive Metro Vancouver real estate, chain-link can actually detract from a property's appearance, particularly in front yards. If you currently have chain-link and are considering selling within a few years, replacing it with cedar or vinyl can be a worthwhile investment.

Beyond the direct dollar return, a new fence provides several **indirect financial benefits** that are harder to quantify but very real in Vancouver's housing market. Homes with fenced, private backyards consistently sell faster — some real estate data suggests up to two weeks faster — than comparable unfenced properties. In a market where carrying costs on a \$1.2-million Vancouver home can exceed \$5,000 per month in mortgage, taxes, and insurance, selling even one week faster saves significant money. Privacy is especially valued on Vancouver's standard 33-foot-wide lots where neighbours are close, and families with children or dogs view a fenced backyard as essential rather than optional.

Timing matters for maximizing ROI. Installing a fence 5 to 10 years before selling gives you the benefit of enjoying it while also having a fence that still looks good at listing time. Installing a brand-new fence immediately before selling maximizes visual impact but means you've spent the money without enjoying the benefit. The worst scenario for ROI is an old, weathered, leaning fence — it actively hurts your sale price and signals deferred maintenance. If your existing fence is in poor shape and you're selling within a year, either replace it or remove it entirely.

For the best return, invest in quality materials and professional installation. A well-built cedar or vinyl fence with proper post depth, concrete footings with gravel drainage, and stainless steel fasteners will look good and stand straight for 15 to 25 years — and that longevity is what drives real ROI. Need help finding a fence contractor? Vancouver Fence Builders can match you with experienced local professionals for a free estimate.

Q27

Does a new fence increase property value in Vancouver's housing market?

Yes, a new fence generally increases property value in Vancouver's housing market, though the amount depends on the fence type, neighbourhood expectations, and how well the fence complements the

property. In Metro Vancouver's competitive real estate market — where average detached home prices exceed \$1.8 million in the city proper and \$1.2 to \$1.5 million in surrounding municipalities — a quality fence is one component of overall property presentation that influences buyer perception and offer prices.

Real estate professionals in Metro Vancouver consistently report that **a fenced backyard is a significant selling feature**, particularly for families with children, dog owners, and buyers seeking outdoor privacy. On Vancouver's standard 33-foot-wide residential lots, where neighbouring houses are often less than 3 metres apart, privacy fencing transforms an overlooked backyard into a usable outdoor living space. This is especially true in neighbourhoods where outdoor entertaining is valued — Kitsilano, East Vancouver, Main Street, and the suburban communities of Burnaby, Coquitlam, and the Tri-Cities.

The **value impact varies by fence material and style.** A well-maintained Western Red Cedar privacy fence — the gold standard in Metro Vancouver — typically adds \$3,000 to \$8,000 to a property's perceived value on a standard lot. This doesn't mean the BC Assessment value increases by that amount (BC Assessment focuses on land value and structural improvements, and fencing rarely moves the needle on assessment), but it does mean that buyers are willing to pay more for a property with an attractive, functional fence compared to one without. Vinyl fencing commands similar buyer premiums because of its maintenance-free appeal. Chain-link fencing adds minimal value and can actually detract from curb appeal if it's the primary fencing visible from the street.

Neighbourhood context is critical. In established Surrey, Langley, and Maple Ridge neighbourhoods where virtually every property has a fenced backyard, the absence of a fence is a negative — buyers mentally deduct the cost of installing one from their offer. In these areas, a fence doesn't so much add value as protect existing value. Conversely, in urban Vancouver neighbourhoods with smaller lots and mixed housing types, a thoughtfully designed modern fence (horizontal cedar, mixed materials) can genuinely elevate a property above comparable listings.

Front yard fencing has a different value calculation. In Metro Vancouver, front yard fences are limited to 1.2 metres (4 feet) by most municipal bylaws, and the style must complement the home and streetscape. A well-chosen ornamental aluminum or low cedar picket fence in the front yard adds curb appeal and defines the property boundary without feeling closed off. A chain-link or poorly maintained wood fence in the front yard has the opposite effect and can reduce buyer interest.

The condition of the fence matters as much as its existence. A leaning, rotted, moss-covered fence actually hurts property value — it signals deferred maintenance and tells buyers the property hasn't been well cared for. In Metro Vancouver's wet marine climate, wood fences that haven't been stained or sealed every 2 to 3 years can look significantly weathered within 5 years. If you're preparing to sell, investing \$2 to \$5 per linear foot in professional fence staining and minor repairs can dramatically improve the appearance of an existing fence and boost buyer perception far beyond the cost of the work.

The bottom line: in Metro Vancouver's housing market, a quality fence is an expected feature that protects and modestly enhances property value. If you're building new or replacing an old fence, invest in materials and installation quality that will stand the test of time — and Vancouver's relentless rain. Browse fence contractors through the Vancouver Construction Network directory at vancouverconstructionnetwork.com/directory?trade=fencing to find professionals who can help.

How much does it cost to fence a backyard with an irregular shape in Metro Vancouver?

Fencing an irregularly shaped backyard in Metro Vancouver typically costs 15 to 30% more than a standard rectangular lot of the same perimeter length, with most projects ranging from \$5,000 to \$15,000 depending on the total linear footage, material choice, and the complexity of the angles and grade changes involved.

The premium comes from additional labour time for custom-cutting panels, setting posts at non-standard angles, and working around obstacles that irregular lots inevitably present.

The biggest cost driver on irregular lots is **angled corners**. A standard rectangular yard has four 90-degree corners, and fence panels are manufactured to fit this geometry. When your lot has 45-degree angles, acute corners, curved boundaries, or jog-outs, each non-standard corner requires custom framing. The fence installer must set posts at precise angles, cut rails to match, and often trim individual boards to fit. Each angled section adds roughly \$50 to \$150 in extra labour and materials compared to a straight run. A lot with 6 to 8 unusual angles can easily add \$500 to \$1,200 to the total project cost.

Grade changes compound the complexity. Many Metro Vancouver properties — particularly in North Vancouver, West Vancouver, Burnaby, Coquitlam, and the hillside areas of Port Moody and Maple Ridge — have significant slopes across the backyard. On a rectangular lot, a sloped fence follows a predictable stepped or racked pattern. On an irregular lot with slopes running in multiple directions, the installer must account for both horizontal angles and vertical grade changes simultaneously. This requires more precise measurement, more post cuts to different heights, and sometimes custom panel fabrication. Sloped irregular lots can add 25 to 40% to the cost compared to a flat rectangular lot of the same perimeter.

Here are **realistic cost ranges for common irregular-lot scenarios** in Metro Vancouver:

Pie-shaped lot (common in cul-de-sacs throughout Surrey, Langley, and Maple Ridge) — wider at the rear than the front, with angled side boundaries. A typical 150-linear-foot perimeter in 6-foot cedar privacy fencing runs \$7,500 to \$13,000 installed, including the extra work for angled sections and potentially a wider rear fence run.

L-shaped or T-shaped lot (common in older Vancouver neighbourhoods where lots were subdivided) — multiple direction changes and additional corners. A 120-linear-foot perimeter in cedar runs \$6,000 to \$11,000, with the premium driven by the extra corners and short panel runs that are less efficient to install.

Curved lot boundary (following a curved road or natural feature) — the most expensive irregular configuration. True curved fencing requires either many short straight panels set at slight angles (creating a faceted curve) or custom-bent materials. A 100-linear-foot curved section in cedar can cost \$8,000 to \$14,000 — roughly double the

cost of a straight run of the same length.

Lot with obstacles (large trees, rock outcrops, utility pedestals, drainage easements) — the fence must route around fixed features, adding jogs, short runs, and sometimes gates for access. Each obstacle typically adds \$200 to \$800 to the project depending on the routing required.

To get an accurate quote for an irregular lot, your fence contractor needs to **physically walk the property** — not estimate from a satellite image or verbal description. The installer needs to see the angles, measure the grade, identify obstacles, and check for underground utilities. Before the site visit, it helps to have a **recent survey or site plan** showing your property boundaries and dimensions. If you don't have one, a BC Land Surveyor can prepare one for \$500 to \$2,000, and this investment prevents the costly mistake of building on your neighbour's property.

One money-saving tip for irregular lots: consider using **different materials on different sections**. Cedar privacy fencing on the sides visible to neighbours and your outdoor living area, with more economical chain-link or pressure-treated wood on less visible rear sections, can reduce the total cost by 20 to 30% without compromising the areas that matter most. Get matched with fence contractors experienced in irregular lots through Vancouver Fence Builders — our free service connects you with professionals who can assess your specific situation.

Q29

What's the cost of a temporary privacy fence for a renovation project in Vancouver?

A temporary privacy fence for a renovation project in Metro Vancouver typically costs \$8 to \$25 per linear foot for rental, or \$15 to \$40 per linear foot if you purchase panels outright — with most residential renovation projects spending \$1,000 to \$4,000 for the duration of the work. The cost depends on the fence type, rental duration, delivery and pickup fees, and any municipality-specific requirements for construction site hoarding.

The most common temporary fencing options for renovation projects in Metro Vancouver include **standard construction site fencing** (galvanized chain-link panels, typically 6 feet tall and 10 feet wide, connected with clamps and set in weighted bases) at \$3 to \$8 per linear foot per month for rental. These provide site security and boundary definition but offer no privacy or noise reduction. For projects where privacy is the priority — such as bathroom or bedroom additions where neighbours would otherwise see directly into the work area — **solid panel temporary fencing** or chain-link with privacy screening fabric runs \$6 to \$15 per linear foot per month.

Plywood hoarding is the traditional construction privacy barrier and is often required by municipal building departments for larger renovation projects in Metro Vancouver. The City of Vancouver requires construction hoarding for projects that encroach on public property (sidewalks, boulevards, lanes) and specifies minimum height, structural, and appearance standards. Plywood hoarding typically costs \$15 to \$30 per linear foot to install, including the lumber, plywood sheets, painting (often required to be a uniform colour), and labour. For a typical residential renovation requiring 50 to 80 linear feet of hoarding along the street and lane frontage, budget \$1,000 to \$2,500 for installation plus removal costs of \$5 to \$10 per linear foot when the project is complete.

Rental vs. purchase depends on the project duration. For renovations lasting less than 3 months, renting temporary chain-link panels from a fencing or construction equipment company is almost always more economical. Metro Vancouver rental companies typically charge a delivery fee (\$150 to \$400), monthly rental per panel (\$25 to \$60 per 10-foot panel), and a pickup fee (\$150 to \$400). For a 100-linear-foot perimeter, a 2-month rental runs approximately \$800 to \$1,800 total. For longer renovations (6+ months), purchasing budget-grade temporary panels can be cheaper than extended rental, and you can resell or repurpose the materials afterward.

Privacy screening fabric is the most economical way to add privacy to standard chain-link temporary fencing. This woven or knitted polyethylene fabric attaches to chain-link panels with zip ties and provides 85 to 95% visual screening. It costs \$0.50 to \$2.00 per square foot and takes about 30 minutes to attach to a 10-foot panel section. For a 100-linear-foot, 6-foot-tall temporary fence, privacy fabric adds \$300 to \$1,200 to the total cost. In Metro Vancouver's windy and rainy conditions, choose heavy-duty fabric (150+ GSM) with reinforced grommets — lightweight fabric tears in the first windstorm.

Municipal permit requirements add cost and complexity for temporary fencing in Metro Vancouver. The City of Vancouver requires a Street Use Permit for any temporary construction fencing, hoarding, or scaffolding that extends onto city property (sidewalks, boulevards, streets). Permit fees start around \$100 and increase based on the duration and area of encroachment. Burnaby, Surrey, and other Metro Vancouver municipalities have similar requirements. Your general contractor should include temporary fencing and associated permits in the renovation budget, but verify this explicitly — it's a common source of unexpected costs.

Noise and dust considerations are important for renovation projects in Metro Vancouver's dense residential neighbourhoods. While temporary fencing primarily addresses privacy and site security, solid hoarding panels also provide meaningful noise and dust reduction for neighbours — which helps maintain good relationships during what can be a disruptive construction period. Some municipalities may require dust and noise mitigation measures for demolition and major renovation work, and temporary hoarding can satisfy these requirements.

If you're planning a renovation and need temporary fencing, discuss the requirements with your general contractor first — they typically arrange temporary fencing as part of the project setup. If you're managing the project yourself, Vancouver Fence Builders can connect you with local fencing companies that provide temporary and construction

Q30

How much does a good neighbour fence (alternating board) cost in Metro Vancouver?

A good neighbour fence — also called a board-on-board or shadowbox fence — typically costs \$50 to \$85 per linear foot installed in Metro Vancouver, which is roughly 15 to 25% more than a standard flat-board privacy fence of the same height and material. The premium reflects the additional lumber and labour required for the alternating-board design, but many homeowners and their neighbours consider it well worth the investment.

The defining feature of a good neighbour fence is that **boards are attached to alternating sides of the horizontal rails**, creating a fence that looks attractive from both sides. Unlike a standard privacy fence — where one side shows the flat boards and the other shows the posts and rails — a good neighbour fence presents a finished, symmetrical appearance to everyone. This design is increasingly popular in Metro Vancouver's dense residential neighbourhoods, where the standard 33-foot-wide lots in Vancouver proper, and even the wider suburban lots in Surrey, Burnaby, and Coquitlam, mean your neighbour is looking at your fence just as much as you are.

Material choice is the primary cost driver. A 6-foot Western Red Cedar good neighbour fence runs \$55 to \$85 per linear foot installed in Metro Vancouver. Cedar is the premium choice and the most popular in the region because it's naturally rot-resistant, locally sourced in BC, and weathers beautifully even in Vancouver's relentless rain. Pressure-treated wood brings the cost down to \$40 to \$65 per linear foot, though it requires sealing every 2 to 3 years to prevent greying and surface cracking. For a typical 100-linear-foot rear yard fence, expect to pay \$5,500 to \$8,500 in cedar or \$4,000 to \$6,500 in pressure-treated — including posts set in concrete with gravel drainage, three horizontal rails, and all hardware.

The reason a good neighbour fence costs more than a flat-board fence is simple: **it uses approximately 50% more board material.** A standard 6-foot privacy fence uses one layer of boards, while the alternating design overlaps boards on both sides to eliminate gaps. A 100-linear-foot section might use 200 boards for a flat fence versus 280 to 300 boards for a good neighbour design. The additional boards add \$800 to \$1,500 in material, plus extra labour time for the more precise installation — boards must be evenly spaced and consistently overlapped to achieve a uniform appearance from both sides.

One significant advantage of the good neighbour design in Metro Vancouver's climate is wind performance. Because the overlapping boards are not tightly sealed like a solid privacy fence, some air passes through the small gaps between alternating boards. This reduces wind load on the fence structure, which is

particularly valuable on exposed lots in North Vancouver, West Vancouver, White Rock, and elevated areas throughout the region where winter outflow winds can reach 80 to 100 km/h. A solid fence acts as a wind sail and requires deeper posts with more concrete, while a good neighbour fence can often use standard post depth and spacing — partially offsetting the higher material cost.

Privacy is slightly reduced compared to a solid fence, but the difference is minimal when the board overlap is properly set. With a standard 1 to 1.5 inch overlap between alternating boards, you cannot see through the fence when looking straight at it. At extreme angles, small slivers of visibility exist, but this is negligible for practical privacy. If maximum privacy is critical — for example, adjacent to a hot tub or outdoor living area — request a wider overlap of 2 inches, which eliminates angle visibility entirely but increases material cost by another 10 to 15%.

The good neighbour fence is also an excellent diplomatic choice when sharing costs with an adjacent property owner. Under BC's Property Law Act, boundary fence costs may be shared between adjoining owners. Because the good neighbour design looks identical from both sides, neighbours are generally more willing to split costs than they would be for a standard fence where they're stuck looking at the less attractive post-and-rail side. A 50/50 cost split on a \$7,000 good neighbour fence makes it comparable in out-of-pocket cost to paying full price for a \$3,500 basic fence — with a far superior result.

For the best value, get quotes from at least three fence contractors and specify "board-on-board" or "good neighbour" design so you're comparing the same product. Need help finding a fence contractor? Vancouver Fence Builders can match you with experienced local professionals for a free estimate on your project.

How much does a post-and-rail fence cost for a rural property in Pitt Meadows?

Post-and-rail fencing in Pitt Meadows typically costs \$15-\$35 per linear foot installed, depending on the rail configuration, wood species, and terrain conditions. This traditional rural fencing style is popular in Pitt Meadows' semi-rural and agricultural areas for its rustic appearance, lower material costs, and excellent performance in the Fraser Valley's wet climate.

Material and Configuration Options

The most common post-and-rail configurations in Metro Vancouver are two-rail and three-rail systems. **Two-rail fencing** costs \$15-\$25 per linear foot installed and provides basic property delineation suitable for decorative boundaries or areas where livestock containment isn't required. **Three-rail fencing** runs \$20-\$35 per linear foot and offers better containment for horses or other large animals while maintaining the classic rural aesthetic.

Western Red Cedar is the premium choice for post-and-rail fencing in BC, costing about 30-40% more than pressure-treated options but offering superior longevity in our wet climate. Cedar posts and rails naturally resist rot and insects, maintain dimensional stability during wet-dry cycles, and develop an attractive silver-grey patina over time. Cedar three-rail fencing typically runs \$25-\$35 per linear foot installed in Pitt Meadows.

Pressure-treated lumber provides a budget-friendly alternative at \$15-\$25 per linear foot for three-rail systems. The chemical treatment resists rot effectively, but the lumber requires sealing every 2-3 years to prevent surface weathering and maintain structural integrity. In Pitt Meadows' wet Fraser Valley climate, proper drainage around post bases is critical regardless of wood species.

Metro Vancouver Climate Considerations

Pitt Meadows receives significant rainfall from October through March, with additional moisture from its proximity to the Fraser River and Pitt River systems. This creates challenging conditions for wood fencing that require specific installation techniques. **Post drainage** is absolutely critical — each post hole should include 4-6 inches of drainage gravel below the post, with concrete footings that slope away from the post to shed water. Posts set directly in soil without drainage will rot at ground level within 5-8 years, even with pressure treatment.

The **Fraser Valley's soft, organic soils** in many Pitt Meadows areas require posts to be set deeper than standard residential installations. For three-rail fencing, posts should be buried at least 2.5 feet deep, with 3 feet preferred for corner posts and areas with loose soil. The region's high water table during winter months can cause frost heaving that loosens inadequately anchored posts.

Rural Property Factors

Pitt Meadows properties often feature **longer fence runs** than typical suburban lots, which can reduce per-foot installation costs due to contractor efficiency on straight runs. However, **terrain challenges** are common — many properties have slopes, ditches, seasonal wet areas, or existing vegetation that affects installation complexity and cost.

Agricultural Land Reserve (ALR) properties in Pitt Meadows may have specific fencing requirements if the fence affects agricultural use or drainage patterns. While post-and-rail fencing is generally compatible with ALR regulations, check with the Agricultural Land Commission if your property is in the ALR and the fence might impact farming operations or water flow.

Access considerations can significantly impact costs on rural properties. If the fence line is far from road access or crosses wet areas that prevent equipment access, manual installation increases labour costs by 15-25%. Many Pitt Meadows properties have excellent access, but creek crossings, steep slopes, or seasonal flooding areas require special planning.

Installation and Maintenance

Professional installation is strongly recommended for post-and-rail fencing longer than 100 linear feet. Proper post alignment, consistent rail height, and adequate concrete footings require experience and equipment. **Post spacing** is typically 8 feet on centre, but may need to be reduced to 6 feet in soft soils or high-wind areas.

Maintenance requirements in Metro Vancouver's climate include annual inspection of post stability, rail attachment, and drainage around post bases. Cedar fencing can be left natural to weather to grey, or sealed every 3-4 years to maintain the original colour. Pressure-treated fencing should be sealed every 2-3 years with a quality wood preservative.

For a typical rural property fence line of 200-300 linear feet, expect total project costs of \$3,000-\$10,500 depending on configuration and materials. Vancouver Fence Builders can help you find experienced rural fencing contractors familiar with Pitt Meadows soil conditions and ALR requirements.

Q32

What's the cost of a fence with a built-in mailbox or parcel box?

A fence with an integrated mailbox or parcel box typically costs \$200-\$800 more than a standard fence installation, depending on the mailbox type, fence material, and structural modifications required. The total project cost ranges from \$35-\$90 per linear foot for the fence portion, plus the mailbox integration premium.

Standard mailbox integration involves building a fence section with a recessed or mounted mailbox that matches the fence material and style. For a cedar privacy fence, this means creating a dedicated panel or post section that accommodates a residential mailbox while maintaining the fence's visual continuity. The additional cost covers custom framing, weatherproofing, and precise measurement to meet Canada Post delivery requirements.

Parcel box integration is more complex and expensive because parcel boxes are larger, heavier, and require more substantial structural support. A built-in parcel box typically adds \$400-\$800 to your fence project, as it requires reinforced posts (usually 6x6 instead of 4x4), additional concrete footings, and custom panel work to create a secure, weatherproof enclosure that blends with your fence design.

In Metro Vancouver's wet climate, **weatherproofing is absolutely critical** for any mailbox or parcel box integration. The constant moisture from October through March means that any gaps, joints, or openings around the mailbox mounting must be properly sealed to prevent water infiltration that could rot the surrounding fence structure. Cedar is the preferred material for mailbox fence integration because of its natural moisture resistance, but even cedar requires proper flashing, drainage, and sealing around the mailbox mounting area.

Canada Post delivery requirements significantly impact the design and placement of fence-integrated mailboxes. Your mailbox must be positioned for safe vehicle access, typically 6-8 inches back from the curb edge and 42-45 inches high for standard delivery. The fence section containing the mailbox cannot obstruct the postal vehicle's approach or create safety hazards. Many Metro Vancouver neighbourhoods have community mailbox clusters that eliminate the need for individual mailboxes, so verify your delivery method before planning fence integration.

Popular integration styles include cedar post-mounted mailboxes where the mailbox attaches to a fence post with matching cedar trim and cap, recessed panel designs where the mailbox sits within a custom fence panel opening, and parcel box enclosures that create a secure compartment within the fence line. Modern horizontal cedar fences can incorporate sleek, contemporary mailbox designs, but these custom solutions typically cost \$600-\$1,200 due to the precision required.

Municipal considerations vary across Metro Vancouver. Some municipalities have specific requirements for mailbox placement, height, and visibility that affect fence integration options. The City of Vancouver, for example, has sight-line requirements at intersections that may restrict fence height near mailboxes on corner lots. Surrey and Langley have similar regulations, particularly in newer subdivisions with established streetscape guidelines.

Security features add cost but provide value for parcel deliveries. Locking parcel boxes integrated into fences range from \$300-\$800 for the hardware alone, plus installation labour. These systems typically include a delivery slot for the postal worker and a separate locked compartment for homeowner retrieval. In Metro Vancouver's urban areas where package theft is common, secure parcel box integration can pay for itself quickly.

Professional installation is strongly recommended for mailbox fence integration because of the precision required for Canada Post compliance, proper weatherproofing, and structural integrity. DIY installations often result in mailboxes that don't meet postal requirements, leak during Vancouver's wet season, or compromise the fence's structural stability. A qualified fence contractor will coordinate with Canada Post requirements, obtain any necessary municipal permits, and ensure the integration looks seamless while performing reliably for years.

Maintenance considerations include regular inspection of seals and flashing around the mailbox mounting, cleaning of drainage areas to prevent water buildup, and refinishing of wood surfaces that may be more exposed to weather due to the mailbox opening. Budget an extra \$50-\$100 every 2-3 years for maintenance of the mailbox integration area beyond standard fence maintenance.

Need help finding a fence contractor experienced with mailbox integration? Vancouver Fence Builders can match you with local professionals who understand Canada Post requirements and Metro Vancouver's climate challenges.

Q33

How much does a shadowbox fence cost compared to a solid privacy fence in Vancouver?

A shadowbox (board-on-board) fence typically costs 15-25% more than a standard solid privacy fence in Metro Vancouver, running \$50-\$80 per linear foot installed compared to \$40-\$65 for a basic solid board fence. The price premium reflects the additional lumber required — shadowbox fences use roughly 30-40% more boards because panels are applied to both sides of the rails with overlapping gaps, creating that signature alternating pattern visible from either side.

The extra cost breaks down primarily into materials and labour. A standard 6-foot solid cedar privacy fence uses boards nailed to one side of the horizontal rails, with posts and rail structure visible from the back. A shadowbox fence attaches boards to both sides of the rails, offset so each board overlaps the gap left by the boards on the opposite side. For a typical 100-linear-foot project in Metro Vancouver, you're looking at roughly \$4,000-\$6,500 for a solid cedar fence versus \$5,000-\$8,000 for a shadowbox design. Pressure-treated shadowbox fences come in lower, around \$3,800-\$6,000 for the same run, while premium horizontal shadowbox designs with steel posts can push \$10,000-\$15,000.

The real question is whether the premium is worth it, and in Metro Vancouver's climate, there's a strong argument that it is. **Shadowbox fences handle wind significantly better than solid panels** because wind passes through the gaps rather than hitting a solid wall. This is particularly important on the North Shore, elevated properties in Burnaby or Coquitlam, and any waterfront-adjacent lot where outflow winds can reach 80-100 km/h during winter

storms. Solid privacy fences in exposed locations often lean or blow over within a few years unless they have deeper posts and closer spacing — which adds cost that narrows the gap with shadowbox pricing. Shadowbox fences also dry faster after rain because air circulates through both sides, reducing the moss, mildew, and rot that plague solid fences in Vancouver's wet marine climate.

From a neighbour relations standpoint, shadowbox fences are the gold standard. Both sides look identical — there's no "good side" and "bad side" debate with your neighbour. Under the BC Property Law Act, shared boundary fences involve joint responsibility, and a fence that looks equally attractive from both properties avoids disputes before they start. Many Metro Vancouver municipalities also look more favourably on shadowbox designs for side-yard fences in denser neighbourhoods because they provide privacy without creating a solid visual barrier.

The privacy trade-off is worth understanding. A shadowbox fence provides excellent privacy when viewed straight-on — the overlapping boards block direct sight lines. However, at sharp angles, there are small sight gaps through the offset boards. For most residential applications this is barely noticeable, but if absolute privacy is critical — say, next to a hot tub or pool area — a solid board fence or a tighter-overlap shadowbox with narrower gaps may be the better choice. Some contractors offer a "tight shadowbox" with 1-inch overlap rather than the standard flush or half-inch offset, which virtually eliminates angle visibility for a modest material premium.

For most Metro Vancouver homeowners, the shadowbox premium pays for itself through better wind resistance, reduced maintenance, improved neighbour relations, and longer fence life. Get quotes for both styles from your contractor so you can compare the actual cost difference for your specific property.

How much does it cost to paint or stain both sides of a fence in Metro Vancouver?

Professionally staining or painting both sides of a fence in Metro Vancouver typically costs \$4-\$10 per linear foot, or roughly \$400-\$1,000 for a 100-linear-foot fence. DIY staining costs significantly less — about \$1.50-\$3 per linear foot for materials — but requires proper preparation, dry weather, and a full weekend of work for a typical residential fence.

The cost difference between one-sided and two-sided staining is substantial. Most professional quotes for fence staining assume one side only. **Staining both sides effectively doubles the labour and adds 40-60% more stain**, pushing a \$2-\$5 per linear foot one-sided job to \$4-\$10 per linear foot for both sides. The reason it's not exactly double is that the contractor is already set up, the prep work (cleaning, masking) partially overlaps, and access on the second side is usually straightforward if the fence is accessible from both properties. However, if the second side faces a neighbour's property and access is restricted, labour costs increase because the contractor may need to work from your side using extension tools or negotiate access through the neighbour's yard.

Stain versus paint is an important choice in Metro Vancouver's climate. Semi-transparent stain is the most popular option for cedar fences because it penetrates the wood, highlights the natural grain, and allows moisture to escape through the wood — critical in a climate that receives over 1,200mm of rain annually. Semi-transparent stain costs \$40-\$70 per gallon and covers about 150-250 square feet per gallon depending on wood porosity. Solid-colour stain provides more UV and weather protection but hides the wood grain and behaves more like paint — it sits on the surface rather than penetrating. Exterior paint (\$50-\$80 per gallon for quality fence paint) provides the most colour options and surface protection but creates a film that can peel, blister, and trap moisture behind it. In Metro Vancouver's wet climate, peeling paint on a fence is a common and frustrating maintenance problem. Once you commit to paint, you're locked into scraping and repainting every 3-5 years.

Preparation is where most of the labour cost sits. A professional fence staining job in Metro Vancouver includes pressure washing or hand-cleaning the fence to remove dirt, moss, algae, and mildew (extremely common on fences here), allowing 48 hours of dry weather for the wood to dry after cleaning, light sanding of rough spots, masking landscaping and adjacent surfaces, and then applying the stain. If the fence has old stain or paint that's peeling, stripping adds significant cost — \$3-\$8 per linear foot on top of the staining cost. For previously untreated fences, prep is simpler and cheaper.

Timing matters enormously in Metro Vancouver. Stain and paint need dry wood and dry weather to adhere properly. The ideal staining window is **May through September**, when Metro Vancouver typically sees the longest stretches of dry weather. Staining during the October-to-March wet season is not recommended — even if you

catch a dry day, the wood is likely saturated with moisture from weeks of rain, and stain applied to wet wood won't penetrate or bond correctly. Most professional fence stainers in Metro Vancouver book up quickly during the summer months, so schedule early — April or May for a June/July application.

For DIY staining, the main costs are stain (\$40-\$70 per gallon, budget 2-3 gallons per 100 linear feet for both sides of a 6-foot fence), a pump sprayer or roller and brush set (\$30-\$60), and cleaning supplies (\$20-\$40 for a pressure washer rental or cleaning solution). The most efficient DIY method is to spray the stain with a pump sprayer and immediately back-brush with a wide brush to work it into the wood grain. This gives professional-quality results at a fraction of the cost. Plan on a full day for cleaning and prep, and another full day for application — more if you're doing both sides.

Re-staining frequency in Metro Vancouver is every 2-3 years for semi-transparent stain on cedar or pressure-treated wood. South-facing and west-facing fence sections fade and weather faster due to UV exposure and prevailing rain, and may need attention sooner. North-facing sections tend to grow moss and algae faster but retain stain colour longer. Both sides of the fence should be stained simultaneously — staining only one side creates uneven moisture absorption that can cause cupping and warping of boards over time.

Q35

How much does a picket fence cost for a character home in Kitsilano?

A picket fence for a character home in Kitsilano typically costs \$3,500 to \$9,000 installed, depending on the linear footage, material, picket style, and whether the design needs to complement heritage or character-home guidelines in the neighbourhood. Most Kitsilano front yards are 33 feet wide with relatively shallow front setbacks, so a typical front-yard picket fence runs 50 to 80 linear feet including a pedestrian gate.

Kitsilano is one of Vancouver's most established residential neighbourhoods, with a significant concentration of pre-1940 Craftsman bungalows, heritage homes, and character houses. Many homeowners in Kits choose picket fences specifically because they complement the architectural character of these older homes. The City of Vancouver's zoning bylaws limit front-yard fences to a maximum of **1.2 metres (4 feet)**, and in heritage conservation areas or for homes with heritage designations, there may be additional design guidelines that influence the style and materials you can use. Before ordering materials or hiring a contractor, check with Vancouver's planning department to confirm whether your property has any heritage-related restrictions on fencing.

Western Red Cedar is the overwhelmingly popular choice for picket fences in Kitsilano and across Vancouver. Cedar picket fences cost \$45 to \$80 per linear foot installed for a 3.5 to 4-foot height, with the range depending on picket profile (flat-top, dog-ear, pointed, scalloped, or custom shapes), picket spacing, and post style. A classic

pointed-top cedar picket fence with 4x4 posts and decorative post caps — the style most often seen on Kitsilano character homes — runs about \$55 to \$70 per linear foot installed. For a 60-linear-foot front yard with a 3-foot pedestrian gate, expect \$3,500 to \$5,000 for a standard cedar picket design.

If you want a **custom picket profile** to match the architectural details of your character home — such as a Gothic arch, French Gothic, or a scalloped top rail that mirrors your porch railing — costs climb to \$70 to \$120 per linear foot. Custom-milled pickets require a millwork shop to produce the profile, adding \$5 to \$15 per picket over standard shapes. This is common in Kitsilano where homeowners want the fence to feel like an original feature of the home rather than a modern addition.

Pressure-treated picket fences are a more budget-friendly option at \$30 to \$55 per linear foot installed, but they lack cedar's natural beauty and warmth. Pressure-treated wood has a greenish tint when new and weathers to grey unless stained. For a character home in Kitsilano, cedar is almost always the better investment because it looks more authentic and holds stain beautifully.

Vinyl picket fences run \$35 to \$65 per linear foot installed and offer zero-maintenance appeal. However, vinyl pickets tend to look uniform and manufactured — which can clash with the handcrafted character of older Kits homes. Most heritage-conscious homeowners in Kitsilano opt for real wood.

Beyond material costs, budget for these **common add-ons** on Kitsilano picket fence projects: a pedestrian gate (\$250 to \$600 installed), decorative post caps (\$10 to \$25 each), and an initial stain or paint application (\$2 to \$4 per linear foot). Many Kits homeowners paint their picket fences white or a heritage colour to match their home's trim — factor in \$200 to \$500 for the initial coat on a typical front yard.

In Metro Vancouver's wet marine climate, a cedar picket fence needs **re-staining or repainting every 2 to 3 years** to maintain its appearance and protect against moisture, moss, and UV degradation. Posts should be set in concrete with gravel drainage beds beneath — even on a low picket fence, proper post installation prevents leaning and extends the fence's life by years.

For a character home in Kitsilano, the picket fence is as much about curb appeal and neighbourhood character as it is about function. Investing in quality cedar, a style that complements your home's era, and professional installation pays dividends in both appearance and longevity. Get matched with a fence contractor experienced in heritage-style picket fences through Vancouver Fence Builders — our free service connects you with local professionals who understand Kitsilano's unique character.

Q36

How much does it cost to add a fence to a laneway house property in Vancouver?

Adding a fence to a laneway house property in Vancouver typically costs \$4,000 to \$12,000 for the lane-facing boundary and any required separation between the laneway house and the main house, with the total depending on linear footage, material choice, access constraints, and whether the fence serves as both a privacy barrier and an outdoor living space boundary. Laneway houses present unique fencing challenges that standard residential projects don't encounter.

Vancouver's laneway housing program, which allows a secondary dwelling at the rear of a standard residential lot accessed from the back lane, has created thousands of new fencing scenarios since its inception. The fencing needs for a laneway house property typically include three distinct zones: the **lane-facing boundary** (where the laneway house faces the lane), the **separation between the laneway house and the main house** (creating distinct outdoor spaces), and any **side boundary fencing** needed to define the laneway house's yard area.

The **lane-facing fence** is often the most important element because it defines the laneway house's entrance and outdoor space. The City of Vancouver limits front-facing fences (which the lane side is considered for laneway houses) to **1.2 metres (4 feet)** in most cases, though the specific zoning for your lot may allow taller fencing along portions of the lane boundary. A 33-foot-wide lane-facing fence with a pedestrian gate runs approximately \$1,500 to \$4,000 installed in cedar, depending on the design. Many laneway house owners opt for a modern horizontal cedar slat fence in this zone because it complements the contemporary architecture typical of Vancouver laneway houses — this style runs \$70 to \$120 per linear foot at the 4-foot height.

Separation fencing between the main house and laneway house is where costs can climb. This fence creates distinct outdoor living spaces for two separate households on one lot, so privacy is usually the priority. A 6-foot cedar privacy fence across the lot width (typically 33 feet for a standard Vancouver lot) plus returns along the side boundaries costs \$3,000 to \$6,000 installed. Board-on-board (shadowbox) design is popular here because it looks finished from both sides — important when both the main house and laneway house residents see the fence daily.

Access constraints are a major cost factor for laneway house fencing. Laneway houses sit at the rear of the lot, meaning all materials must either be carried through the narrow side yard of the main house (often less than 3 feet wide on Vancouver's 33-foot lots) or delivered via the lane itself. If the lane is too narrow for a delivery truck — common in older Vancouver neighbourhoods — materials must be hand-carried from the nearest accessible point. This access difficulty adds 15 to 25% to labour costs compared to a standard residential fence project with easy street-side access.

Post hole digging can be complicated on laneway house properties because the rear of Vancouver lots often has dense utility infrastructure — water, sewer, gas, and electrical services running to the laneway house, plus any

existing services to the main house. Calling BC One Call (1-800-474-6886) for a free utility locate is absolutely essential before digging any post holes on a laneway house property. Hitting a gas line or sewer lateral during fence post installation is dangerous and extremely expensive to repair.

Here are **realistic total project costs** for common laneway house fencing scenarios in Vancouver:

Basic Package

Lane-facing 4-foot cedar picket or horizontal fence (33 feet) plus 6-foot cedar privacy separation fence (33 feet) with one gate: **\$4,000 to \$7,000 installed**.

Full Enclosure

Lane-facing fence, separation fence, plus side boundary fencing to create a fully enclosed yard for the laneway house (approximately 80 to 120 linear feet total): **\$6,000 to \$12,000 installed** in cedar, higher for modern horizontal or custom designs.

Premium Modern

Modern horizontal cedar slat fencing with steel posts throughout, integrated gate with modern hardware: **\$10,000 to \$18,000 installed**. Popular with architecturally designed laneway houses in East Vancouver, Mount Pleasant, and Grandview-Woodland.

One important consideration: check your **development permit conditions**. When the laneway house was approved by the City of Vancouver, the development permit may include specific requirements or restrictions on fencing — including setbacks, height limits, materials, and transparency requirements (some areas require fencing that maintains sightlines for lane safety). Review these conditions before finalizing your fence design.

Get matched with fence contractors experienced in laneway house projects through Vancouver Fence Builders — our free service connects you with professionals who understand the access and regulatory challenges specific to Vancouver's laneway housing.

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.