



Report
Staff Report
 The Corporation of the City of Brampton
 6/19/2024

Date: 2024-06-14

Subject: **Information Report – Residential Bollards (RM 9/2024)**

Contact: Steve Ganesh, Commissioner, Planning, Building and Growth Management
 Peter Pilateris, Commissioner, Public Works and Engineering

Report number: Planning, Bld & Growth Mgt-2024-551

RECOMMENDATIONS:

1. That the report from Simran Sandhu, Advisor – Special Projects, Planning, Building and Growth Management to the Committee of Council Meeting of June 19, 2024, re: **Information Report – Residential Bollards (RM 9/2024)**, be received.

OVERVIEW:

- **At the March 20th Committee of Council meeting, a delegation was received regarding the use of bollards on residential properties to combat the rise of auto thefts in the City of Brampton.**
- **Council passed motion CW078-2024, referring the use of residential bollards to staff for consideration.**
- **The purpose of this report is to provide Council with an overview of the risks and opportunities associated with the use of residential bollards and potential next steps should Council direct staff to pursue a framework for the use of residential bollards in the City of Brampton.**

BACKGROUND:

At the March 20th, 2024 Committee of Council, Deep Toor, Director, Guardeer Inc provided a presentation to the Committee on the use of residential bollards as a tool residents could utilize to combat the rise in auto thefts.

Bollards are vertical posts often used to control or direct traffic or prevent vehicles from entering specific areas. Residential bollards are specifically designed for use in residential areas or properties and can help deter unauthorized vehicle access to private driveways and act as a physical barrier to prevent the theft of motor vehicles.

Staff from Planning, Building and Growth Management, Public Works and Engineering, Fire and Emergency Services, and Legal Services have assessed the use of residential bollards within the City of Brampton and provide the following for Council's consideration as a framework for the use of residential bollards in the City.

CURRENT SITUATION:

Bollards have been traditionally used to guide traffic flow, protect pedestrian traffic and as an additional security measure for construction or commercial spaces. There is now an emerging market for residential bollards as a means to protect residential property, including the prevention of auto theft.

For residential bollards to be an effective protection and prevention tool, they need to be installed along the length and width of a driveway to stop a vehicle from being removed from a property.

Image 1: Example of Residential Bollard Placement

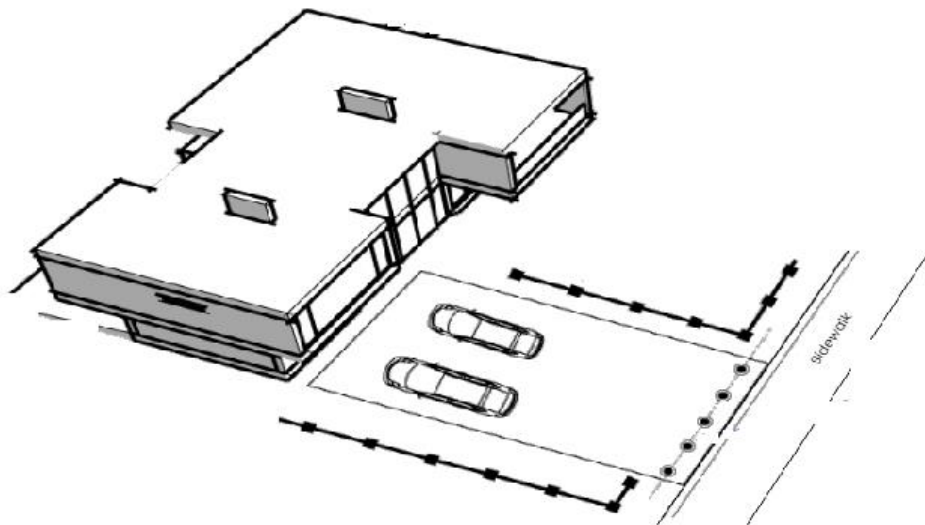


Image Source: Gaurdeer

There are three types of bollards: removable; retractable; and fixed/permanent. Removable bollards act like traffic cones – they can be removed and reinstalled as

needed. Retractable bollards are automatic and can be lifted and lowered not unlike an automatic garage door. Fixed bollards are permanently installed in the ground.

Staff have identified there would be a need to create a formalized process for their use to ensure that residents who wish to install bollards do so with regard to Emergency Service access, pedestrian and vehicular safety, the protection of City and Regional infrastructure and conformity with the City's Zoning By-law.

Risks associated with Residential Bollards

The cross-functional team identified several risks that would need to be addressed should the City contemplate permitting and regulating the use of residential bollards, including:

- Emergency service access – bollards could block access for emergency service vehicles to respond to a call at a residential address; length and placement of bollards could impede response.
- Pedestrian and vehicular safety – while waiting for bollards to be moved/retracted, vehicles may need to idle in the road, impeding traffic. Vehicles may also end up pulling into the sidewalk to facilitate removal, creating a safety issue for pedestrians.
- City/Regional infrastructure protection – bollard installation would require access to the City's right-of-way, creating risk and liability associated with infrastructure (watermains, sanitary sewer, etc.)
- Conformity with the City's Zoning By-law – installation of bollards could impact the ability for a resident to maintain parking minimums.

Addressing Risks to Support Residential Bollard Usage

Of the three types of bollards available, retractable bollards provide the opportunity to minimize these risks while preventing auto thefts.

Retractable bollards offer a solution to the challenge of maintaining clear access for emergency vehicles. By automatically lowering when necessary, they minimize the risk of obstructing crucial paths during emergencies. Strategically locating these bollards within a reasonable distance from the driveway's end is essential. To optimize safety, it is recommended that the bollards do not extend beyond 30 meters or 100 feet from the driveways end. This careful positioning ensures unimpeded access for emergency vehicles, facilitating swift response times and enhancing overall safety for residential properties.

To address infrastructure and zoning, staff have identified existing tools that could be utilized – Encroachment Agreements and Road Occupancy and Access Permits. This approach operates under the assumption that, in most cases, individuals would encounter difficulties installing bollards without encroaching onto the city's right of way.

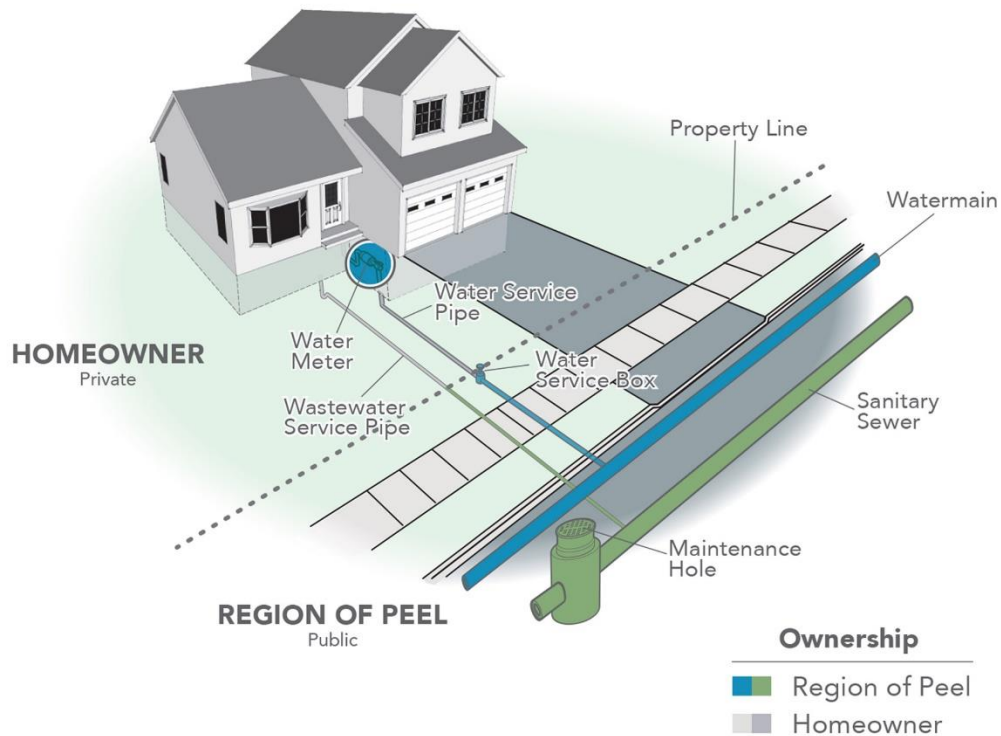


Image Source: Region of Peel

To facilitate the installation of bollards, residents would be required to encroach into city right of way when the bollard installation cannot wholly be installed on the resident's private property. Work within the city right of way will require an Encroachment Agreement and Road Occupancy and Access Permits.

If the installation of the bollards are required to be installed beyond the owner(s) property line, closer to the sidewalk which is city-owned property, an Encroachment Agreement will be required. Following the finalization of the Encroachment Agreement, a Road Occupancy and Access permits will need to be applied for. Road occupancy is regarded as any work that will be done on the road, boulevard, or right-of-way.

Encroachment Agreements

The Encroachment Agreement between the resident and the city would outline the terms and conditions regarding the installation and maintenance of residential bollards on city property. In this agreement, the owner(s) will need to indemnify the City and agree to obtain appropriate securities and insurance to cover any potential damages resulting from the installation and operation of the bollards during the entire period that they are installed. Furthermore, the agreement will specify that the city is not liable for any damage caused to the bollards or surrounding property, nor is it responsible for replacing the bollards if they are damaged during any work carried out by the city, or by utility providers that require access to the boulevard area to install, maintain or repair their plant. This clause ensures that the owner(s) bears full responsibility for the upkeep

and repair of the bollards, minimizing the City's liability and financial burden in such matters.

Staff can create a standardized Encroachment Agreement which can be used when an owner applies to install bollards on their property. The agreement can be modified on a case-by-case basis to include additional conditions. Staff recommends that insurance is to be provided by Marsh Canada Insurance Brokers Services Inc. a City mandated Broker. This will ensure that the proper insurance is in place and managed easily, thereby enabling staff to follow up with owner(s) on a timely basis for yearly renewal of their insurance.

Road Occupancy and Access Permit Process

The current process to obtain a Road Occupancy and Access Permit is to submit the application and drawings to the permits division under the Public Works and Engineering department. Staff will review the application and drawings for accuracy and an inspector will also conduct a site visit before the application is approved.

The same process and application can be used for the residential bollards with minor changes being made to the application form to include this type of work.

Other Considerations

During the review of requirements and processes for installing residential bollards, several factors emerged for consideration. These include the risk to the city by entering into the encroachment agreements, assessing the impacts of traffic flow, the distance the bollards can be placed from the sidewalk, the type of bollards being installed, having only licensed and preferred vendors installing the bollards, and potential issues that may arise if the property is sold in the future.

To minimize risks, only automatic/retractable bollards should be permitted to be installed on residential properties as this type of bollard will prevent the need for cars to idle on the road compared to removable bollards which would require a person to physically remove the bollards to enter and exit of the driveway. Bollards should be installed at least a one car length between the bollards and the sidewalk. This is required so a vehicle entering/ exiting the driveway can stop to open/ close the Bollards without blocking the sidewalk or the roadway which would create a safety concern for both Pedestrians and other road users. If the bollards are located on the City right-of-way, they cannot impede the ability to access any existing or future infrastructure located on the City property.

Another consideration that will need to be considered is the possibility of an owner installing the bollards on their property but then in the future selling their property. To combat this issue, language can be included in the Encroachment Agreement which will transfer the responsibility and liability from the previous owner to the new owner of the

property. The City would have discretion in the Encroachment Agreement to register the agreement on title to the property.

All future reports or initiatives concerning residential bollards should be delegated to the Public Works and Engineering Department for effective oversight and implementation.

CORPORATE IMPLICATIONS:

Financial Implications:

There is no financial impacts resulting from this report.

Other Implications:

There are no other implications resulting from this report.

STRATEGIC FOCUS AREA:

This report aligns with the “Health and Well-being” strategic focus area. It focuses on citizen’s belongings and safety to protect from the rise of auto thefts. Examining the use of bollards on residential properties directly contributes to creating a safer environment for residents, enhancing their sense of belonging and overall wellness.

CONCLUSION:

City tools and processes currently exist to allow the use of bollards in a residential setting with some modest amendments. Should Council direct staff to advance a formal process for the use of bollards, updates to the current permit process and encroachment agreements will be required to capture all the technical aspects, including securities, insurance and liability. Staff would bring a recommendation report forward to Council with additional details, including assessment of staffing and financial implications should there be any associated with this work.

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