

CPTED Ontario Newsletter

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www.cptedontario.ca

CHAIR'S MEMBERSHIP LETTER

Dear Members:

By now, you should have received your conference registration form. The conference is now scheduled for Monday, November 20th and Tuesday November 21st, 2006, at the Holiday Inn in the City of Oshawa. We found it necessary to delay this year's conference to help ensure there was sufficient time to work on all the conference preparations.

The theme for this year's conference is 'Creating Safe Communities'. The keynote speaker will be Mary Beth Rondeau, MAIBC. Mary Beth has twenty years experience as an architect and is currently the Director of the Design Centre for CPTED and a development planner with the City of Vancouver where she is responsible for reviewing all major city projects from a CPTED perspective. Mary Beth is also a former Director of the International CPTED Association (ICA) and was the city's representative on the Safer City Task Force.

The conference will also feature a variety of sessions that will appeal to both the Police and design communities. Highlights include a session on CPTED analysis, improving your CPTED batting average, building design, open space park planning and parking/parking structures. Be sure to check for program details and take advantage of the early bird discount!

In other news, some of you may have noticed that our announcement boards have become a favourite target for junk e-mail. We have now rectified the problem and urge you to make use of this resource.

Tom McKay
Chair

and now the news...



**CPTED
Ontario**

Crime Prevention Through
Environment a Design

Comings and Goings...

Cst. Janet Small has recently left the Board after serving as our Secretary since the Spring of 2005. Janet's positive attitude was infectious and she will be missed.

Janet's departure leaves an opening on the Board. If you have ever considered becoming a Board member, please notify a member of the Executive in writing prior to the Annual General Meeting on Tuesday November 21st and include relevant biographical material.

The Board of Directors meet four times per year in various locations and are urged to get involved in conference/workshop prep and fill executive roles. Preference is given to members with at least one year standing and we urge potential candidates to get prior approval from their managers before applying to the Board.

Parking and Paying in Peel

The Peel CPTED Advisory Committee has recently updated its Principles document that now includes chapters on parking structures, schools, automated bank machines and multi-story residential buildings. To download your copy of this 62-page document, please visit www.peelregion.ca/planning/cpted.

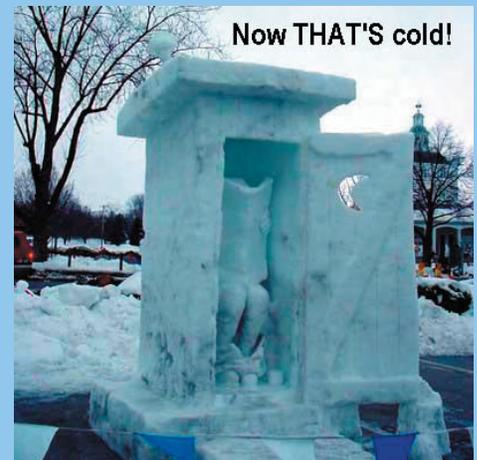
News from the Lower 48

The Florida CPTED Network (FCN) is planning their annual Seminar on December 8th, 2006 in Altamonte Springs, just outside of Orlando. If you are in the area or are interested in attending, please check out the FCN web-site at www.flcpted.org.

U.S. conference planned

The National Institute of Crime Prevention (www.nicp.net) is planning the first United States CPTED Conference July 30th, - August 1st, 2007 at the Riviera Hotel in Las Vegas, Nevada. The conference theme is "CPTED for the practitioner". Scheduled speakers include Time Crowe, Tim Pascow, {resident DOCA, Terry Cocks, London Metro, Paul van Soomeren, President EDOCA. For further information check out the NICP web-site.

Looking forward to winter. Good CPTED access control strategy.



“Experimenting with CPTED Before Investing in Change”

By: Eric Salin

As an experienced provider of security automation systems and policies, I have witnessed the evolution of related technology over the years and also watched the growth of CPTED organizations. All too often, I see companies waste their efforts and money by applying layers of protection with little or no guarantee of a positive outcome. I became active with CPTED in Calgary and now reside in southwestern Ontario. It was not until I became very active with CPTED that I realized why there is such a high failure rate in security and crime prevention design. As I learned more about CPTED and how to defend against crime with the strategic use of landscaping instead of a camera or strips of razor wire for example, I have found that the outcome of CPTED recommendations can be very unpredictable and hard to guarantee.

Since I am not easily convinced of anything unless I see it for myself and, as a security specialist, I know exactly what the system portion of a solution will provide, I take a cautious approach when making CPTED recommendations. I ask people to try out the recommendations in a temporary format before making the final. Can you imagine attempting to sell system technology to a client and telling them the system may or may not work? Or the system might or might not do what's expected? We should treat CPTED proposals in the same manner.

In new construction, the nature of a property should be examined carefully before large investments into crime prevention are ever made. I believe that all properties or communities are defined by their own set of features and circumstances. While I agree that CPTED theories should be applied at the architectural stage, no architect can predict exactly what crime will occur on a property or community. People will determine this when the structure is in use and the vulnerability of the property will likely change over time in response to changes in the community in which it lies. There are simply too many variables to be considered that are in constant change in the surrounding environment. Large investments made towards crime prevention before a building or community's circumstances are determined can be an economic risk. How do we make the best predictions? Can we provide definitive forecasts about crime? For the most part, we are providing protection against personalities of a myriad of individuals. Are such personalities predictable?

Our National or Local Fire Code provides a set of minimum requirements to protect people and property against fire based on the predictions of the physics of fire and combustion. These predictions are based on theories built on many observations and for the most part such predictions hold true. No matter where you are in the world, fire acts the same under the same set of circumstances. Unfortunately, crime is less predictable, being subject to many more variables than fire. It can vary from one community to the next, even one street to the next.

Countermeasures against crime cannot be standardized but can only act as a guide as to what may happen. To stop these crimes that could...or... may happen, developers are told to use guidelines that may...or... may not actually work. Such uncertainties make owners nervous when considering investing in CPTED suggestions. Many attributes of crime prevention or risk mitigation design are based on the efforts and results of other properties or communities. The fact is, each community or property is unique.

At best, one can make a hypothesis based on current collectable data. But the beauty of a hypothesis is that it can be tested to determine its strength. Knowing the results of such testing before moving forward is a much healthier way to invest as the implications of making the suggested change are more likely to result in

the desired outcome. Another impediment to our ability to prevent crime is that the attributes of a property and its surrounding community are in constant flux. In order to keep a property or community safe, the crime prevention measures that are in place must be challenged from time to time like the annual testing of a fire alarm system. If needed, adjustments or repairs should be made.

I recently provided some recommendations to a commercial property management company about one of their properties that was having some crime and legitimate user issues. With a detailed audit of the building, property, and community, some of the recommendations were a little off-the-wall and dearly expensive. The company is a leader in the community and was willing to consider some mechanical changes to benefit the building's key tenants and address their complaints, especially regarding the issue of people smoking by the rear entrance that was creating some stranger-to-stranger tension.

The main issue that the CPTED audit defined was that the building had two entrances. One was very clean, well lit with loads of natural surveillance. This was the main front entrance. The other, a very dodgy, "smoker's united club", was the rear entrance and was the entrance of choice determined by the building design and natural access control. This rear entrance had electronic access control and was used to access the building from the parking lot. When I suggested making the rear entrance an alarmed egress-only door and moving the controlled access to the front, the management company was reluctant to do this as the tenants would have to walk all the way around the building to the front entrance even although the front entrance provided such a safer environment, especially in the evening. The path from the parking lot to the front entrance was well lit, well monitored and well maintained. The rear entrance was shaded, hidden and lacked pride of ownership. The management company was concerned that my idea might have adverse effects and upset the tenants, not to mention the significant cost outlay. So I suggested they put my proposal to the test. I recommended that for one day, they put a sign on the rear door reading, "Door is broken - Use front entrance", and see what happens.

This was done. As the company monitored people's behaviour, they noticed that the "smokers united" club was not comfortable smoking in front of the building and went off the property. This resulted in less smoking altogether. Non-smokers entered the building without being forced to brave a cloud of smoke. Only a handful of people chose to smoke at the rear entrance area. The original main complaint was that the non-smokers had to walk through the smokers' cloud and this had been resolved for the day of the test. The management company could now see the building could have one controlled entrance point and the rear door was not required as an entrance to satisfy their tenants' needs. Now that the outcome of the CPTED proposals were predictable, it was much easier to commit to the cost of making the rear entrance a permanent 'exit only' door. The money could be spent with a certain guarantee of success and very little economic risk.

By performing this experiment, there was an interesting discovery: in most cases, people who smoke prefer to do so in privacy. The front entrance was on a very clean and busy street and the large increase of natural surveillance prevented the common gathering of smokers because many of them did not want to be seen. A small amount of time was invested to test the outcome of the proposal. Without CPTED being tested, the environmental modification would have been difficult to foresee.

Many CPTED proposals can be subjected to experiment such as the impact of system layers and mechanical layers of defence. Try using pylons or masking tape to create experimental access control and territorial boundaries. Experimenting and documenting outcomes will help to convince purchasers to invest in crime prevention strategies. Their satisfaction will spread CPTED by word of mouth to other developers.

Eric Salin is Account Executive, Security Applications with Siemens Building Technologies.

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CPTED Ontario MEMBERSHIP/RENEWAL FORM

CPTED Ontario is dedicated to reducing the fear and incidence of crime as well as improving the quality of life by promoting the implementation of Crime Prevention Through Environmental Design (CPTED) principles in Canada. CPTED Ontario was conceived and developed to provide a venue for like-minded people to meet, regularly interact and share their CPTED and professional experience. CPTED Ontario members come from a variety of disciplines including law enforcement, government, the design professions, the security industry and the academic world.

Benefits of becoming a CPTED Ontario member include:

- * access to our web site and password protection to internal directory of practitioners,
- * regular zone meetings
- * quarterly newsletters
- * networking with other professions that share common needs and concerns, and
- * bi-annual Conference where you can learn about the latest CPTED developments with reduced registration costs for taking an introductory session.

To become a member of CPTED Ontario simply fill out the membership form below:

2006 - 2007 CPTED Ontario Membership Form

I/We wish to become a: (*Choose one*) New application Renewal
Corporate Member \$350.00/2 years
Individual Member \$40.00/2 years
Student Member \$10.00/2 years

DO YOU WISH YOUR INFORMATION POSTED ON THE WEB? yes no

Name (*please print*): _____

Organization: _____

Occupation: _____

Address: _____

Postal Code: _____

Phone: _____ **Fax:** _____

E-mail: _____

Send your cheque or money order payable to CPTED Ontario, c/o 7750 Hurontario Street, Brampton, Ontario L6V 3W6 Canada, or for further information contact Tom McKay at 905-453-2121, ext. 4025, or email info@cptedontario.ca

CPTED Ontario is a division of the CPTED Institute





CPTED ONTARIO 2006 Conference - Creating Safer Communities

CPTED Ontario invites you to join us for our sixth annual conference that will explore the topic of *Creating Safer Communities*. It is everyone's desire to live in a safe community. Learn how you can improve the safety in your community by applying the Crime Prevention Through Environmental Design techniques used by the experts! Join us for the 2006 Creating Safer Communities Conference scheduled for November 20 and 21, 2006 in the City of Oshawa.

2006 CPTED ONTARIO CONFERENCE
November 20-21, 2006
Holiday Inn
1011 Bloor Street East
Oshawa, Ontario
(905) 576-5101

Keynote Speaker: Mary Beth Rondeau, MAIBC

Mary Beth Rondeau is a director of the Design Centre for CPTED and a development planner with the City of Vancouver. She has developed policy on Crime Prevention Through Environmental Design (CPTED) since 1993. She has 20 years experience in the field of architecture, is a member of the Architectural Institute of British Columbia and has recently completed a research Masters of Advanced Studies in Architecture at the University of British Columbia on the topic of CPTED. Mary Beth is a past co-director of the International CPTED Association (ICA). She has completed a research grant with the Insurance Corporation of British Columbia (ICBC) on environmental design solutions for car crime in parking garages and has completed a variety of teaching courses on CPTED including a 1 day course at the Architectural Institute of British Columbia (AIBC) on designing safer places and CPTED.

REGISTRATION FEES:

Prior to October 30, 2006

\$150.00 for CPTED Ontario members
\$175.00 for non-members
\$ 50.00/day for students

After October 30, 2006

\$200.00 for CPTED Ontario members
\$225.00 for non-members
\$ 75.00/day for students

All funds payable in Canadian Dollars

Payment Options:
Cheque or Money Order
payable to **CPTED Ontario**

Preliminary Program

Monday, November 20, 2006

8:00 a.m.	Registration
9:00 a.m.	Welcome Ceremony
9:30 a.m.	Keynote Speaker: Mary Beth Rondeau, MAIBC
11:00 a.m.	Designing a City for the 21st Century <i>Andrew McNeill, City of Mississauga</i>
	Lunch (on your own)
	Breakout Sessions
	1. Building Design <i>Emilia Floro, Urban Designer/Architect</i> <i>City of Toronto</i>
	2. Introduction to CPTED <i>Constable Mark Lawrence</i> <i>York Regional Police</i>
12:00 p.m.	Breakout Sessions
1:30 p.m.	3. Parking /Parking Structures <i>Michael Fenton, CPP, PSP</i> <i>Paragon Protection Ltd.</i>
	4. Open Space/Park Planning <i>Norman Brietner</i> <i>City of Oshawa</i>
5:00 p.m.	Board of Directors Meeting/Dinner
7:00 p.m.	Conference Reception

CPTED Ontario
Membership Information

Visit our web site at
www.cptedontario.ca
and see the membership form.

Tuesday, November 21, 2006

9:00 a.m.	CPTED Analysis - Mary Beth Rondeau, MAIBC
10:30 a.m.	How to Improve your CPTED Batting Average <i>Constable Tom McKay, B. Comm</i> <i>Peel Regional Police</i> <i>Eric Salin</i> <i>Siemens SES</i>
12:00 p.m.	Buffet Lunch and Annual General Meeting
2:00 p.m.	End of Conference



CPTED
Ontario
Crime Prevention Through
Environmental Design

Holiday Inn Conference Rate: \$112.00 (plus taxes)/night prior to October 19, 2006 call 905-576-5101

Remove along dotted line and return with payment

2006 CPTED Ontario Conference Registration Form

Name:
Profession:
Agency/Firm/Affiliation:
Address:
City:
Province/State:
Country:
Postal Code/Zip:
Telephone:
E-mail:

Please complete this part and submit with payment to:

Constable Marten Wind
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