
TO: GENERAL COMMITTEE

SUBJECT: OFFICIAL PLAN AMENDMENT TO INCLUDE CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

WARD: ALL

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CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER *CL*

RECOMMENDED MOTION

1. That the Official Plan be amended to include Crime Prevention Through Environmental Design principles as outlined below:
 - a) Section 2.2 COMMUNITY SAFETY AND SECURITY be amended by the addition of the following new sentence:

Additionally, promote a safe environment for the community through developing security measures for physical spaces (private and public) and implementing good urban environmental and commercial design.
 - b) Section 6.1 IMPLEMENTATION - GENERAL POLICIES be amended by the addition of the following new section:

6.1.6 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The following Crime Prevention through Environmental Design (CPTED) principles should be considered when developing public spaces and should be incorporated into building and site plan designs to enhance community safety:

 - (a) Natural Surveillance is a design strategy that is directed at keeping unauthorized persons under observation through the placement of physical features, activities, and people in a way that maximizes visibility and fosters positive social interactions amongst legitimate users of private and public spaces. Natural surveillance increases the threat of apprehension by taking steps to increase the perception that people can be seen. The proper placement and design of windows, lighting and landscaping increase the visibility of a property and building. They include creating clear sightlines, through the combination of proper placement of low-lying shrubs and lighting designs.
 - (b) Natural Access Control is a design strategy that is directed at decreasing crime opportunities by denying access to a crime target and creating a perception of risk of apprehension in offenders. Through the design strategies, clear boundaries are defined between public, semi-public and private areas. These

boundaries can be established via signs, walls, fences, landscaping, and pavement treatments. Careful consideration should be given to the strategic placement of physical attributes so not to hinder the mobility of potential victims.

- (c) Territorial Reinforcement promotes definition of space and improved proprietary concern. Owners have vested interest and are more likely to challenge intruders or report them to the police. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs. These tools create an increased sense of ownership and territory which would deter offenders from intruding properties.

PURPOSE & BACKGROUND

Report Overview

2. CPTED is based on the concept that the proper design and effective use of a built environment can lead to a reduction in the fear and incidence of crime, as well as an improvement in the quality of life.
3. Staff have proposed the inclusion of three (3) CPTED principles into the City's Official Plan to promote consideration of these principles when developing public spaces and incorporating these concepts into building and site plan designs to enhance community safety.

Background

4. A CPTED Study was accepted by General Committee and Council in September 2014. The general intent of the Study was to evaluate the implementation of CPTED in the City of Barrie to:
 - a) Create a safe and secure urban environment by incorporating CPTED principles into planning, design, construction of both the private and public urban fabric.
 - b) Promote and integrate CPTED safety and security measures in the planning, design and implementation of development applications (e.g. Zoning Amendments, Site Plans and Plans of Subdivision); and the construction and management of the public realm.
 - c) Raise awareness of CPTED / Safe Design principles and applications.
 - d) Reduce opportunities for crime and promote social well-being.
5. The Study provided recommendations, including the inclusion of CPTED principles into the Official Plan and updating the Urban Design Manual to include CPTED criteria. These recommendations were accepted by Council Direction 14-G-251. The City's Urban Design Manual was updated in October 2014.

ANALYSIS

6. As the City of Barrie grows to the target population of 210,000 by year 2031, the City will be faced with many of the issues of safety that larger municipalities face. The proactive introduction of CPTED principles and strategies at this time in the design of buildings, site plans and public areas will assist in the creation of a safer urban environment and improve the quality of life for City residents and visitors.
7. Many large Cities across Ontario such as Mississauga, Brampton and Brantford and across Canada such as Winnipeg, Calgary and Edmonton have CPTED policies and strategies that are used in the design of their urban environments. While it is recognized that Barrie is ranked as the top safest City in Canada by the 2013 Statistics (Crime Severity Index Data), it is recommended

that CPTED principles be incorporated within the Official Plan and Urban Design Manual to assist in maintaining Barrie as a safe community.

8. The CPTED principles are intended to alter the physical design of the community to make the built environment safer from criminal activity. The principles range from small scale strategies such as height of vegetation to urban design of development such as one window streets.
9. The use of CPTED is also recognized as an implementation tool in the City's new Hewitt's Creek and Salem Secondary Plans and in the Intensification Area Urban Design Standards.
10. The CPTED principles recommended by this Study are generally consistent with both provincial and local policy as outlined in the Provincial Policy Statement 2014 and the City of Barrie Official Plan.
11. There are three generally accepted CPTED principles: Natural Surveillance; Natural Access Control; and Territorial Reinforcement. These principles can work independently or collectively, creating an environment that promotes a well designed and built environment that improves the safety of users.
12. Natural Surveillance is based on the concept of creating clear sightlines and allowing the majority of site to be visible to the casual observer on, or in proximity to the site. Examples of Natural Surveillance design strategies include locating buildings close to the street with unobstructed views, providing lighting systems to ensure safety, and landscaping that does not obstruct views of streets, walk/pathways, parks, parking lots/areas and building entrances.
13. Natural Access Control is based on the concept of controlling access and creating a perception of risk of apprehension for offenders achieved through clear boundaries between public and private areas. Examples of Natural Access Control design strategies include creating a gateway effect or entrance to delineate space, and guide or direct visitors/users to and from buildings, parking areas and the street through the use of signage and landscaping material.
14. Territorial Reinforcement is based on the concept that physical design can create or extend a sphere of influence so that users develop a sense of proprietorship of the property that is noticeable by the offender. Examples of Territorial Reinforcement design strategies include encouraging mixed use developments to ensure round the clock usage of sites, and designing sites to define property lines and private areas.
15. Implementation of the CPTED Study recommendations will contribute to the success of enhancing the safety of the community. It is therefore recommended that the CPTED principles be integrated into the Official Plan through this proposed Amendment. This will ensure long term success and applicability of CPTED.

Public Consultation

16. A Public Meeting was held to present the proposed Amendment to integrate CPTED principles into the City's Official Plan at General Committee on September 14, 2015.
17. The integration of CPTED principles into the Official Plan, as well as more specific criteria in the Urban Design Manual, were supported by correspondence from the Chief of Police and staff from the Barrie Police who were involved in the CPTED Study that resulted in this recommendation to include CPTED principles in the Official Plan. Staff will continue working with Police Services to ensure effective coordination between City and Police staff with development projects in the future.

18. Comment was raised regarding the implementation of CPTED principles in site specific areas of the City, specifically the North Shore Trail and in the downtown around Dunlop Street and Maple Avenue. The integration of CPTED principles into the Official Plan would not have a direct impact on existing situations unless redevelopment occurs, however, these principles are able to be employed by a landowner at any time in areas where there are safety concerns.
19. In recognition of the comments regarding site specific public spaces such as the North Shore Trail, staff have added text to the introductory sentence for Section 6.1.6 to reference that CPTED principles should be considered when developing public spaces.

ENVIRONMENTAL MATTERS

20. There are no environmental matters related to the recommendation.

ALTERNATIVES

21. The following alternatives are available for consideration by General Committee:

Alternative #1 General Committee could decide not to adopt the recommended policies to include CPTED Principles in the Official Plan.

This alternative is not recommended, as it does not recognize new urban design standards relating to crime prevention.

Alternative #2 General Committee could alter the proposed recommendation by amending the proposed standards.

Although this alternative is available, it would result in an incomplete CPTED strategy.

FINANCIAL

22. There are no financial implications for the Corporation resulting from the proposed recommendation.

LINKAGE TO 2014-2018 STRATEGIC PLAN

23. The recommendation(s) included in this Staff Report support the following goals identified in the 2014-2018 Strategic Plan:

Inclusive Community

24. Council has identified that an Inclusive Community includes support for diverse and safe neighbourhoods. This goal is fully supported by the inclusion of the identified CPTED principles in the Official Plan, along with the integration of CPTED design criteria into the Urban Design Manual, Intensification Urban Design Guidelines and the recognition of safe community design in the new Secondary Plans.