

**Crime Prevention Through Environmental  
Design (CPTED)**  
**AUDIT REPORT**



**112/134 Nelson St**

**July 6, 2023**

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Crime Prevention Section

## **INTRODUCTION**

CPTED is a public service offered by the Ottawa Police Service as part of its crime prevention strategy. CPTED audits are designed to make recommendations to reduce the likelihood of criminal activity in and around a physical structure such as a building. Compliance with the suggestions does not guarantee protection from crime. The officers conducting CPTED audits are trained in crime prevention techniques, not in the enforcement of property standards, fire regulations, or other such regulations or by-laws. The Ottawa Police Service takes no responsibility for the detection or enforcement of property deficiencies.

*CPTED* is a pro-active crime prevention technique that is part of a comprehensive approach to crime prevention. The CPTED concept has been developed by criminologists and police departments based on knowledge of, and experience with, criminal behaviour. Its basis derives from common security techniques. CPTED is an approach to planning and development that emphasizes proper design and effective use of the physical environment. It can lead to a reduction in the fear and incidence of crime, as well as an improvement in the quality of life.

### **CPTED AUDIT: 112/134 Nelson St**

#### **Overview of Property**

The proposed location will be a 9-storey residential use building with 421 units. I reviewed the city site plan on May 5, 2023, and had no major concerns at that time.

The audit was requested by Lisa Dalla Rosa of FOTENN. There have been numerous community concerns about the proposed site, and it was felt that a CPTED audit of the location would be beneficial.

There were numerous other attendees at the audit including the city councilor, city of Ottawa planners, and some community members. This report will make reference to two phases: pre and post construction.

There are 3 overlapping CPTED strategies which are Natural Surveillance, Access Control and Territorial Reinforcement:

## **Natural Surveillance**

Natural Surveillance is a design concept directed primarily at discouraging criminal activity by ensuring that public spaces are easily observable. It involves providing ample opportunity for legitimate users, engaged in their normal activities, to observe the space around them. It also allows for witness potential through visibility by keeping sightlines open. The overall sense of safety improves when people can easily see others and be seen.

Pre-Construction- There is currently some video surveillance on site. However, it does not seem to be capturing much of the property due to its location and sightline issues. My suggestion is to install video surveillance to provide complete coverage of the property. This will be a good crime prevention tool and assist investigators with solving crimes after the fact.

Pre-Construction- The sightline issues on the property are primarily caused by excessive, overgrown foliage. My suggestion is to thoroughly trim this foliage to open sightlines within the property and from the neighbouring community. This will aid the video surveillance on site and discourage unlawful activity.

Post-Construction- The lobby, mail room and parking ramp are currently proposed for the front of the building. It would be great to consider locating some of the interior amenities to the front of the building as well to increase sightlines and “eyes on the street.”

Post-Construction- Please consider sightlines with respect to landscaping. It is important that the property can be seen from the roadway and surrounding neighbourhoods. Video surveillance is also an important tool for the exterior of the building and parking areas.

Post-Construction- It is important to locate bike parking in an area with good sightlines and possible lighting/video surveillance.

## **Access Control**

Access control is a design concept directed primarily at decreasing crime opportunities by discouraging access to crime targets and creating a perception of risk to offenders. This is best accomplished by directing

normal access to observable areas and preventing access to unobservable areas.

Pre-Construction- There is currently no access control at this property. We talked about putting up a fence or barrier to discourage vehicles and pedestrians from entering the site. My suggestion is to look at fencing the property with chain link or construction fencing to prevent trespassers and unlawful activity.

Post-Construction- The applicant is proposing underground vehicle parking with visitor and public access for carshare spots. This will need to be carefully designed and managed to make sure not just anyone is walking in off the streets.

Post-Construction- Try to avoid alcoves around the exterior of the building as these create spots for drug use, loitering, etc.

## **Signage**

Pre and Post-Construction- I would suggest erecting signs indicating the presence of video surveillance and ones that state “no loitering/no trespassing. This will help discourage criminal activity and give law enforcement some assistance in dealing with violators.

## **Lighting**

Pre-Construction- You could look at adding sensor lights to the exterior of the existing buildings. This will help discourage criminal activity and future break-ins.

Post-Construction- Lighting will be very important around the exterior of the proposed building and the parking areas. This will work together with video surveillance and increase sightlines around the property.

## **Miscellaneous**

Please contact your CPC officer for extra police patrols, agent status, etc.

## **CONCLUSION**

Although specific concerns were addressed, it would be unreasonable to expect to predict and prevent every conceivable risk. One can argue that adopting any of the recommended strategies is no guarantee against crime. While this certainly is the case, the goal here is to give potential offenders the perception of risk at this location, to reduce the possibility of this property being singled out as an easy target. Should a potential offender not be deterred, the goal is to detect and delay, until authorities can respond. Recommendations may also have the effect of reducing liability and costs related to crime on the property. Security risks must be reassessed regularly as changes to the property, and related environment occur.

Although police cannot monitor every location at all times, CPTED strategies can work for your property 24 hours every day. The CPTED concepts and strategies in this report offer no guarantees of solving your property problems, but because it's emphasis is the productive use of space, the likely by-product of that is a more efficient and safe environment. In order to maximize the effectiveness of these strategies, the recommendations contained in this report should be given consideration.

Should you have any questions regarding this report or any other property security matter, please feel free to contact me by phone or by e-mail.

Sincerely,

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