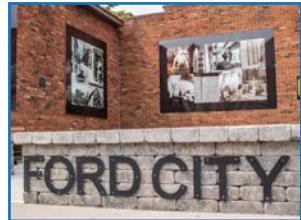




WINDSOR ESSEX

COMMUNITY SAFETY & WELL-BEING PLAN

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN



**A GUIDELINE TO DESIGNING
& BUILDING A SAFER COMMUNITY**

WHAT IS CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN?

Crime Prevention Through Environmental Design (CPTED) recognizes that planners, engineers, architects, social workers, and law enforcement have the ability to create a climate of enhanced safety and security by designing the physical environment so that it positively influences human behaviour and reduces potential for criminal/abnormal activity. CPTED is not only value added, but also an applied form of crime prevention and engineering value.

It is value added because it enhances the quality of life for neighbourhoods, public spaces, business properties, and the overall community. By establishing a safe and secure environment, legitimate usage by all is encouraged. It is applied crime prevention and engineering value because most CPTED principles often have little or no cost impact to the outcome while yielding very positive results.

CPTED is an innovative method of social and scientific problem solving flexible enough to be applied to both existing areas and facilities and new developments as well. It is reliable enough to be used in residential, commercial, institutional, recreational and industrial situations; in both urban and rural settings.

CPTED draws heavily on the known relationship between physical planning and criminal opportunity to optimally design the landscape in a manner that naturally



Decorative wall murals in a neighbourhood promote an image of care, trust, and safety.

deters a person from engaging in unlawful activity. By anticipating the future needs of a facility, road or park through proper design, one can create an environment of positive usage and reduced criminal or disorderly activity.

The following information is intended to inform all community stakeholders, with the brochure covering the fundamental elements that will help create a safe and secure environment. CPTED can be applied to any space used by people, regardless of function. By following the recommendations outlined in this brochure, neighbourhood quality of life can be enhanced.



Well maintained property is a signal of "Defensible Space" - a deterrent to crime.

CPTED is not exclusive to planners, police, engineers, architects, or local officials but can also be applied by the general public. In this regard, it can be exercised by homeowners, small businesses, and those who have control over the use of buildings and spaces.

LIGHTING

Criminals typically do not want to be seen and therefore are discouraged from conducting abnormal activity when they feel they are being watched. The strategic application of lighting can make normal users feel safe and secure, while abnormal users feel a sense of known surveillance. Affixing lights away from public reach with vandal-proof covers promotes legitimate use of an area. Minimum illumination



Effective lighting enhances visibility and reduces fear of crime in public spaces.



Proper lighting guides the user to the desired and safe access point of a property.

levels are often recommended, depending on the situation or land use, to promote safe usage.

The potential for criminal activity is greatly reduced when lighting is properly placed, applied, emphasized, and maintained.

When patrons feel safe in an area, they feel more comfortable using that space on a consistent basis.



Effective lighting discourages unlawful access and activity in and around residential dwellings.

Lighting is the most widely used security feature when designing/building public spaces or facilities that get used during non-daylight hours.

LANDSCAPING

Surprisingly, subtle features such as soft landscaped plantings, particularly in how well such elements are placed and maintained, can contribute to reduced acts of crime and disorder. CPTED can direct human behaviour in a subtle way through the placement and use of sidewalks, trails and pathways, benches for public seating, and profile foliage. Beautification of an area will demonstrate a sense of care and ownership, thus visually demonstrating an elevated sense of protection.

When abnormal users patronize spaces that are properly maintained, the urge to conduct illegitimate activity is discouraged because of the heightened sense of ownership visually demonstrated. In this regard, inappropriate behavior becomes noticeably “called out” for witnesses to observe and report, resulting in an enhanced ability for police to respond.



Well groomed landscaping elements indicate care and control of the property.

In order to exercise proper CPTED for landscaping, always remember to:

- Keep shrubs & trees trimmed to allow clear lines of sight.
- Do not plant shrubs where it may obstruct visibility to doors, windows, alcoves, access points, or address numbers.
- Trim the bottom of trees by two to three feet to permit visibility.
- Avoid tree branches from obstructing light fixtures, causing a loss of light output.
- LED lighting (bright luminosity) is best for visibility, true colour rendering, and witnessing potential while at the same time offering the greatest degree of cost efficiency.



Properly trimmed trees & shrubs allow visibility to be maintained for recreational features.

TARGET HARDENING

This term refers to the direct physical strengthening of space to reduce its vulnerability to entry by unauthorized persons. Installing target hardening features will contribute to enhanced security. Tips to improve security include:

1. Installation of deadbolt locks with a minimum 1-inch bolt throw.
2. Door locks should be a minimum of 40 inches from an adjacent window/side light.
3. All windows should have a lock.
4. Sliding glass doors should have secure locks on the inside (i.e. “drop pin” bolt with patio door bar).
5. Door hinges should be located on the inside of the building.
6. Changing the code to keypad locks for garage doors four times a year (arrival of each season) will reduce the chances of someone finding out what the code is.

For multi-unit dwellings, using the following guidelines will also help to create a safer environment:

- A. Installing an intercom system
- B. Installing one-way viewing ports in apartment doors.



Partnering with Crime Stoppers encourages a spirit of “watching out for each other”.

- C. Assigned intercom numbers should differ from the actual residential number (avoids targeting of victims).
- D. Assigned parking for tenants (i.e. use parking permits, numbered parking, etc.).
- E. Signage that will deter abnormal behaviour (i.e. “surveillance cameras in use”).

The primary intent of target hardening is to inform potential intruders that entry into the space or building will not be easy and their presence will be noticed, acted upon, or challenged.

Participation in neighbourhood watch offers home owners greater protection against unlawful activity and access.

NATURAL SURVEILLANCE

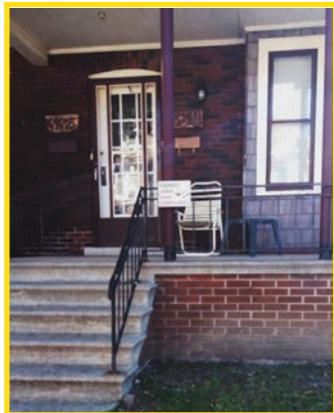
This term refers to the way physical features, activities and/or people are organized to achieve maximum visibility. The strategic positioning of “common areas” such as sidewalks, trails and/or amenity spaces can reinforce a sense of security and safety. Spaces should be designed so abnormal users will be observed and exposed doing something illegitimate.

For example, placing playground equipment in direct view from the road instead of deeper into a park will create a safer environment since users are within view of passersby. In this circumstance, passing drivers and pedestrians establish the natural surveillance and abnormal users will feel a sense of exposure if they choose to commit unwanted activity.

Natural surveillance can be practiced by anyone in their homes and communities.



Occupied buildings with windows and a steady flow of customers promote “Eyes on the Street”.



Front porches allow residents to maintain ongoing observation of their neighbourhood.

Here are some ways to maximize natural surveillance in your neighbourhood:

1. Always keep shrubs and other foliage away from windows and building entry points. This will ensure that good lines of sight are maintained, eliminating discrete cover for criminals.
2. “View corridors” such as streets leading to a park, trails that run along a treed area and sidewalks that are adjacent to homes will promote physical activity that naturally creates a sense of ongoing, accountable user observation.
3. When possible, use front or side doors to come and go from your residence and avoid always entering through the garage.

ACCESS CONTROL

This term refers to the implementation of physical measures directed at decreasing criminal opportunity through limited or controlled property and/or building access. Properly located entrances, exits, landscaping, fencing and lighting can direct both pedestrian and vehicle traffic in a manner that will discourage crime and disorder.

Access control can be as simple as a neighbour on a front porch or a public reception counter that creates a “checking in” effect for visitors. Other strategies include closing streets to through traffic or having special neighbourhood parking permits.



Secure, well identified vehicle access to underground parking clearly reveals access is limited to authorized users only.

Exercising access control in and around your home, business and neighbourhood is relatively easy and usually involves only modest cost. Here are some options to consider:

1. Install motion-activated flood lights in areas of your property where access at night is not intended. This has the dual benefit of startling trespassers, while also alerting nearby witnesses to observe and report the activity.
2. Installing a reception kiosk at your business entrance advises visitors they should interact with the receptionist prior to going to other areas of the building.
3. Enforcement signage (such as “permit parking only, others will be towed”) informs unauthorized users that there are clear rules



A “Celebrated” building entrance directs where access should occur.

TERRITORIALITY

This involves the capacity to establish authority over a particular space, visually clarifying the ownership, who is in control, who belongs, and who may be an intruder. Exercising territoriality advises users of public, semi-public, and private areas. Using fencing along alleys or walkways for example, allows residents to have privacy while informing others that the fence is the element separating public space from private space.

Measures such as different textured pavement treatments, markings, or signs help to inform others by way of border definition.



Murals create positive community identity and communicate to users the space is respected and cared for.

Territoriality can be achieved by doing the following:

1. A row of low profile shrubs placed along your front yard advises people to stay on the sidewalk.
2. Using different coloured or textured concrete for driveways or sidewalks differentiates between public and semi-private space.
3. A paved trail in a park with lighting indicates the proper route of travel and intended usage.
4. In multi-unit dwellings (especially on main floor units), decorating your front door or balcony shows others that they are entering semi-private space.



Decorative picket fencing visually separates private space from public domain.

ACTIVITY GENERATION

This principle relies on encouraging legitimate activity in public spaces to discourage unwanted behaviour that is neither desired nor lawful. The theory is based on the premise that as activity by “normal” users increases within a particular area, the likelihood that problematic behaviour will occur decreases, since there is a higher chance of the perpetrator(s) and activities being identified and acted upon.

The physical placement of items such as benches, playground equipment, and/or a community garden in an underutilized



A Neighbourhood park with positive activity generators places a safe activity into a space, increasing usage by lawful users while discouraging misuse by unlawful users.



Library branch featuring numerous windows plus public seating out front expands the degree of visually accountable usage .

park or parcel of vacant land (that has been experiencing unlawful activity such as graffiti, drugs, vandalism, loitering, etc.) will promote active and desirable usage. This causes abnormal users to feel more visually exposed and with a feeling of increased surveillance. Any activity that promotes legitimate people to congregate and interact with each other in a public space like a block party or community yard sale can further help to deter crime.

WHAT IS THE WINDSOR ESSEX REGIONAL COMMUNITY SAFETY AND WELL-BEING PLAN?

In 2019, the provincial government amended the *Police Services Act* to mandate every municipality to prepare and adopt a Community Safety and Well-Being Plan. Over the course of 2020 and 2021, the Windsor Essex Regional Community Safety & Well-Being Plan was developed in accordance with provincial legislation and with guidance from area municipalities, sector leadership, and historically underrepresented priority populations.

The goal of these provincially mandated plans is to re-imagine how we address crime and complex social issues by moving towards more preventative and multi-disciplinary approaches. Key development objectives were to identify priority risk factors in the community, identify strategies to reduce those risks, and set measurable outcomes for the success of those strategies.

As of November 17, 2021, the Windsor Essex Regional Community Safety and Well-Being Plan was unanimously endorsed and supported by City and County Councils as well as each lower-tier municipality in the region.

The *Community Safety and Policing Act (CSPA), 2019* also mandates that all Ontario municipalities adopt a community safety and well-being (CSWB) plan that is reviewed every four years.

As of November 24, 2025, the councils of the City of Windsor and Essex County, as well as the seven lower-tier municipalities of the County of Essex, have endorsed the refreshed version of the Windsor Essex Community Safety & Well-Being Plan.

Through extensive consultations, three key pillars were identified and form the basis of the Plan:

Engaged **COMMUNITIES**

Safer public **SPACES**

Coordinated **SYSTEMS**

NOTES

USING GOOD DESIGN TO IMPROVE COMMUNITY SAFETY & WELL-BEING



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