

# HOMEOWNERS' GUIDE:

## CRIME PREVENTION through Environmental Design

### WHAT IS CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)?

CPTED is a proactive crime prevention approach that enhances safety by influencing the physical environment.

The environment directly affects our behaviour, whether or not we are aware of it, because we constantly respond to what is around us.

CPTED works by reducing or eliminating criminal opportunities or unwanted behaviour in and around your property.

By doing so, it can make us feel safer and help improve our quality of life.

Applying CPTED will help make your property a less appealing target for crime.

#### What can I do to protect my property?

CPTED does not have to be expensive or difficult to apply. It simply involves taking full advantage of your property's **natural surveillance, access control, and territoriality potential**.

### Natural Surveillance increases visibility

This is central to CPTED and refers to the way physical features, activities and/or people are organized to achieve maximum visibility.

#### ASK YOURSELF:

Does landscaping or fencing obscure the view to my property from neighbouring properties?

Are there any areas around my doors or windows where a person could hide?

Are there areas of contrast or shadow around my property where intruders can loiter without being seen?

#### WHAT YOU CAN DO:

Property address should be visible from street and ideally backlit with numbers at least 5" in height.

The front door should be visible from the street and driveway without any foliage blocking view.

Windows on all sides of the house should provide full visibility of property.

Sidewalks & all areas of the yard should be well lit during darkness.

Properly maintain landscaping shrubs to be no higher than 36 inches and tree canopies no lower than 7 ft to provide maximum viewing to and from the house.

Use automatic lighting inside the home as well as around the exterior of the property.

## Access Control

restricts access

This refers to measures that limit access to property, create a perception of risk to offenders, and deny them access to targets. This will discourage crime and disorder.

ASK YOURSELF:

Do people routinely trespass on my property and/or fence line?

Can people trespass on my property without being seen by others?

Do any existing access routes lack natural surveillance?

WHAT YOU CAN DO:

Attractive porches and walkways of stone, concrete and brick act as transitional areas to direct visitors to the proper entrances & away from private areas.

Use metal tubular gates and fences or fences made of materials where visibility is heightened.

Keep trees or exterior buildings from roof and 2nd story balcony or windows access.

Use alarms at gates, doors and windows, where appropriate.

Have and use a 180° peep hole.

Place thorny plants under windows and other vulnerable spots.

## Target Hardening & Territoriality

promotes a sense of ownership

Target hardening refers to the direct physical strengthening of space to reduce its vulnerability to entry by unauthorized persons. Territoriality uses physical features and activities to express ownership and control of the environment.

ASK YOURSELF:

Is my property used as a short cut?

Does my property ever have an unlive-in or unkempt appearance?

Are there seldom-used sections of my property where people loiter?

WHAT YOU CAN DO:

Mark property boundaries with hedges, low fences, or gates.

Create recreational use for yard spaces and encourage its use.

Exterior doors should be hinged on the inside and should have at least a single cylinder dead bolt lock.

Door locks should be located at least 40 inches from adjacent windows.

Avoid glass in exterior doors. If necessary, use polycarbonate or burglary resistance glazing.

Interior doors that connect a garage to a building should have at least a single cylinder dead bolt lock.

All windows should have locks.

Sliding glass doors should have one permanent door on the outside; the inside moving door should have a lock with an additional locking pin.

**Maintenance is a key aspect of territoriality**

## HOME PROPERTY SELF-AUDIT

Do your part to make your neighbourhood a safer place. Complete this checklist.

### LANDSCAPING

YES | NO

- Are your trees trimmed to maximize eyewitness potential?
- Is there spiny, thorny or otherwise hostile vegetation around fencing and low level windows?
- Are your trees trimmed or located as to not allow access to second floor?
- Do you continue to groom and maintain landscaping?
- Can neighbours see into your backyard?
- If your property is fenced, are gates routinely locked?

### LIGHTING

YES | NO

- Do you have motion activated exterior lights?
- Is there adequate illumination to prevent hiding near windows and doors?
- Is your house number clearly visible from the road at night?
- Have you considered energy efficient lighting applications which also assist in suspect identification?
- Are all walkways leading to the residence well lit?

### DOORS & LOCKS

YES | NO

- Are exterior doors solid core or steel?
- Is there a "Peep hole" on exterior door?
- Are sliding patio doors secured by screws and/or bars?
- Do your deadbolt locks have the required minimum 1" throw into the door jam?
- Are exterior strike plates secured with 3" long screws?

### WINDOWS

YES | NO

- Do your windows have working lock mechanisms?
- Sliding windows secured by screws or bars?
- Semi-permanent security bars or grills on basement windows?
- Have you considered window security film?

### YOUR NEIGHBOURHOOD

YES | NO

- Do you know all of your neighbours' names?
- Do you know your neighbours' street addresses?
- Do you call police when you observe suspicious vehicles or people?

### ALARM SYSTEMS

YES | NO

Do you have a security alarm system?

Do all responsible persons know how to arm/disarm the system?

Does your system have a back-up power supply?

#### **GARAGE**

YES | NO

Are garage windows secured to deny access at all times?

Are garage openers not left in vehicles parked outside of garage?

When away for extended period, is the garage door disconnected from the inside?

Have you removed hand tools, like hammers, drills and pry bars?

#### **MISCELLANEOUS**

YES | NO

Are tools, sheds and bikes kept locked at all times?

Are ladders kept in locked areas?

Does your home have a safe, storage container or hiding area for valuables?

Are important papers (will, insurance, passports, stocks, bonds, etc) kept off site in a safety deposit box?

Have you completed a video and written inventory of your valuables including serial numbers?

#### **WHEN AWAY**

YES | NO

Do you cancel newspapers?

Is your mail stopped, redirected or picked-up by trusted neighbours or friends?

Do you have your lawn/snow removal maintained?

Are interior lights on timers?