

Crime Prevention Through Environmental Design

Principles

January 2002



“The first thing to understand is that the public peace...is not kept primarily by the police, necessary as police are. It is kept by an intricate, almost unconscious, network of voluntary controls and standards among the people themselves...No amount of police can enforce civilization where the normal, casual enforcement of it has broken down”.

Jane Jacobs,
Death and Life of Great American Cities

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Preface

Since January of 1992, the Region of Peel has examined all site plan applications from a Crime Prevention Through Environmental Design or CPTED (pronounced sep-ted) perspective.

The purpose of this document is to encourage the adoption and application of CPTED principles and strategies by setting out the CPTED criteria by which all applications will be judged.

Acknowledgement

The Peel CPTED Advisory Committee wishes to acknowledge Timothy D. Crowe, Criminologist, whose book "Crime Prevention Through Environmental Design" made this document possible.

The Advisory Committee wishes to acknowledge the work of past members and also the members of the Parking Structures and Schools sub-committees for their work in creating the two new chapters of the Principles document. A list of current and past committee members and sub-committee members can be found on page 44.

Introduction

Background

Since the 1970's, the name Crime Prevention Through Environmental Design has been attributed to the concept that is based on the belief that:

- the proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime as well as an improvement in the quality of life
- its success and popularity can be measured, in part, by its global acceptance and world-wide institutionalization.

Context

This document was produced for the benefit of all non-law enforcement personnel. It is intended to provide the applicant and others with all the information that is required to understand and apply this concept.

The principles document was never intended, nor could it be expected, to make the applicant an instant expert on "crime" (see glossary). This is very understandable given that few persons have a clear understanding about the true nature and scope of crime and criminal behaviour.

The Need for CPTED in the Urban Design Process

The need for CPTED in the urban design process can be found in the following two statements:

- Crime and loss prevention are inherent to human functions and activities, not just something that police or security people do.
- What we do right or wrong with our human and physical resources produces a lasting legacy.

The Value of CPTED

The value of Crime Prevention Through Environmental Design or CPTED as its more commonly known is twofold. First, it recognizes that the physical environment can be manipulated to produce behavioral effects that will reduce the fear and incidence of crime while improving quality of life.

Then, it provides a conceptual framework, derived from this insight, which serves to develop and ensure a better designed property.

It is through the development of this design that crime and loss is kept to a minimum. That is because CPTED believes that crime and loss are by products of human functions that are not working properly.

CPTED and the Planning Process

The Region of Peel and its municipalities recognize the value of CPTED principles and encourage their integration into the formal planning process in a number of important ways. These include:

- the formal adoption of CPTED principles into the Region's Official Plan and those of the municipalities,
- the establishment of a policy that encourages area municipalities to formally adopt CPTED principles in their urban design guidelines,
- the establishment of the Peel CPTED Advisory Committee, and
- the production of a "Principles" document by the CPTED Committee.

The Peel CPTED Advisory Committee

The Peel CPTED Advisory Committee was formed in the summer of 1994 as a result of a Recommendation of Regional Council.

Its mandate is to:

- develop an awareness, understanding and appreciation of Crime Prevention Through Environmental Design concepts and principles leading to their adoption and application throughout the Region of Peel, and
- to provide a forum for the identification and resolution of CPTED related issues and problems using an interdisciplinary approach to problem solving.

The Committee was formed in cooperation with the Peel Regional Police, the Caledon O.P.P., the Cities of Brampton, Mississauga and the Town of Caledon. Initial Committee membership included Regional Councillors, Regional and Municipal staff and Police Officers. Membership has been expanded to include representatives from boards of education and local crime prevention associations.

As part of its mandate, the Committee developed this document and conducts Crime Prevention Through Environmental Design Workshops.

How this document works

This document is composed of both a theoretical overview and a practical concept guide. In order to most effectively incorporate this concept, it must always be remembered the CPTED is but one of the many design objectives that planners and designers must continuously balance.