



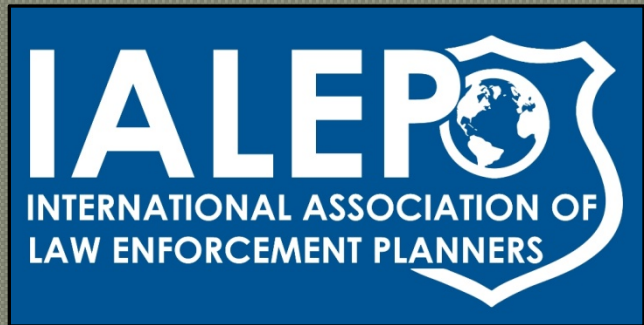
***CPTED IMPLEMENTATION:  
THE KEY CATALYST in the  
RESTORATION of the FORD CITY  
NEIGHBOURHOOD***

Presented by:

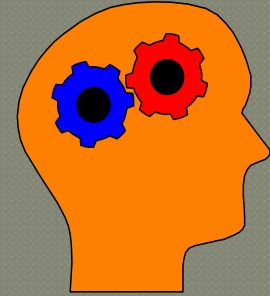
**Barry Horrobin**

**Director - Planning and Physical Resources  
Windsor Police Service**

August 2017



# PRIMARY OBJECTIVE



***Restore Windsor's Ford City neighbourhood to an area of high community value and functionality triggered by improvements to safety & security***

# Challenges

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- Not sacrificing resident wellbeing & comfort through incompatible safety measures
- Recognize: Neighbourhoods form the “spokes” of any community’s “wheel”
- Safety = prevention first, remediation second
- Safety is the responsibility of all stakeholders (participants, staff, visitors)
- Mission: Re-examination of the area’s Designation, Definition, & Design of built environment

# CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (C.P.T.E.D.)

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Defined as :

*“The proper design and effective use of the built environment, leading to a reduction in the fear and incidence of crime and disorder. This in turn leads to an improvement in the overall quality of life of a building, space or area.”*

# United Way/Centraide Windsor-Essex County



The work of United Way is designed to address root causes and build a stronger community in Windsor and Essex County by focusing on these three priority areas.

# SOCIAL DISORDER

OACP – Community Safety & Crime Prevention Committee

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Defined as :

**“*Social Disorder*”** – The state or condition whereby the behaviour and events within a specific place or situation lack tangible control or order, compared to what is reasonable. This often leads to a perceived lack of safety and an growing loss of a community’s social well-being and vitality. When this occurs, the requirement for outside assistance and resolution from agencies such as emergency services (e.g., Police, EMS, Fire) and other social and human service providers often increases dramatically.

- Developed by Kelling and Wilson
- Today a broken window, tomorrow a stolen car or building set on fire
- Residents become passive over time, withdrawing into their homes.
- Neighbourhood becomes susceptible to far more criminal behaviour.

# BROKEN WINDOWS THEORY

- Developed by Kelling and Wilson
- Today a broken window, tomorrow a stolen car or building set on fire
- Residents become passive over time, withdrawing into their homes.
- Neighbourhood becomes susceptible to far more criminal behaviour.



- Developed by Oscar Newman (1972)
- Restructure the physical environment to allow residents to take control of their surroundings
- Success hinges on self help and leveraged community partnerships rather than gov't intervention
- Safety becomes the focus for neighbourhood renewal

# DEFENSIBLE SPACE

- Developed by Oscar Newman (1972)
- Restructure the physical environment to allow residents to take control of their surroundings
- Success hinges on self help and leveraged community partnerships rather than gov't intervention
- Safety becomes the focus for neighbourhood renewal

# Social Life of Small Urban Spaces

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- Study developed by William Whyte in 1980 of New York's plazas
- Studied why some public spaces “work” while others do not – using observation & interviews
- Small urban spaces are “priceless” within the realm of our streets (urban “rivers of life”)
- Whyte observed/photographed/spoke to users to understand dynamics of human usage of space
- Good design facilitates positive civic engagement

# City of Windsor Official Plan

## Incorporates a Number of Safety and Security Measures

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- Proper blend of land uses
- Encourages traffic calming techniques
- Official Plan Theme: Windsor is comprised of strong, **safe** neighbourhoods
- Recognizes the need to have a compatible mix of land uses
- Places focus of development and redevelopment at a human scale

# GENERAL C.P.T.E.D. PRINCIPLES

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- ▣ Natural Surveillance
- ▣ Territoriality
- ▣ Access Control
- ▣ Target Hardening
- ▣ Activity Management
- ▣ Behaviour Engineering

**OPPORTUNITY**

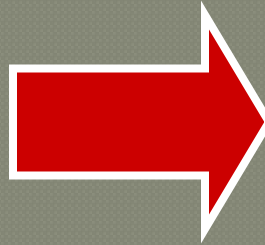


**OFFENDER**

**VICTIM**

# WHAT IS THE PURPOSE OF A CPTED AUDIT?

Identify safety & security attributes while exposing the related deficiencies



Recommend solutions to improve the safety & security deficiencies



**Improved  
Quality  
Of Life**



Adopt a CPTED philosophy for entire Ford City Neighbourhood

# OACP – Model For Community Mobilization

## *Enforcement & Crime Suppression*

- Crime analysis
- Enforcement
- Monitor crime reduction
- Initiate problem-solving

## *Community Engagement & Liaison*

- Liaison
- Public education
- Monitor at-risk groups
- Partner in early-intervention

## *Community Mobilization & Crime Prevention*

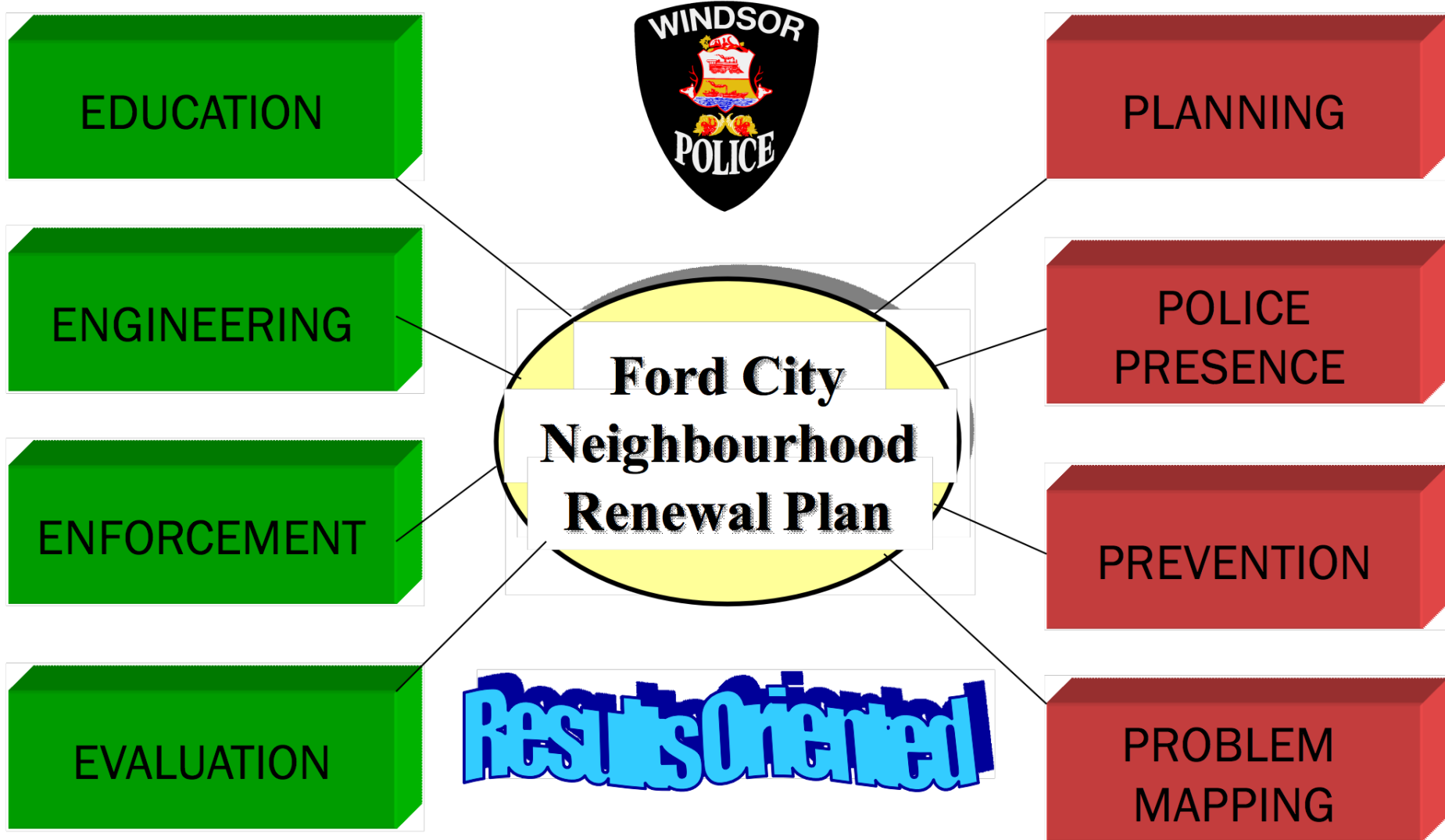
- Mobilize partners
- Problem-oriented policing
- Monitor crime prevention

## *Community Safety & Consultation*

- Engage leaders
- Consultation
- Monitor hazards

# WINDSOR POLICE SERVICE

## POLICE PROBLEM SOLVING MODEL



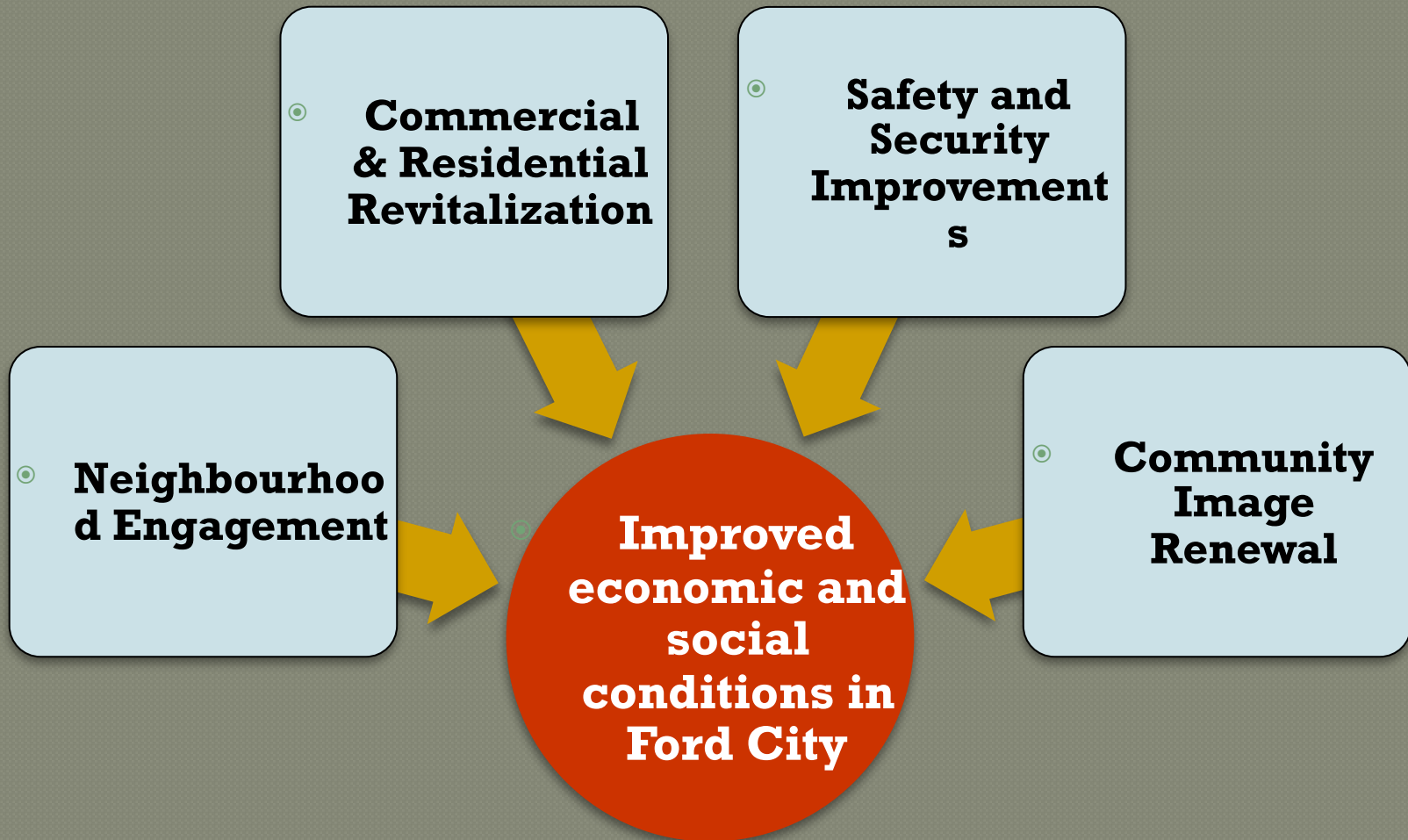


# PARTNERSHIP MODEL



# Ford City Neighbourhood Renewal Model

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AT GINO A. MARCUS



TRANSIT TRIP TICKETS SOLD HERE



INFORMATION



White







# Primary Findings

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1. Significant amount of Vacant Property  
– A Catalyst for Problems
2. Loitering/Vandalism/Graffiti/Debris  
are sources of neighbourhood blight
3. Small & Inconsistent Address  
Numbering
4. Insufficient/ Poorly Applied Lighting
5. Lack of Positive Activity Generation

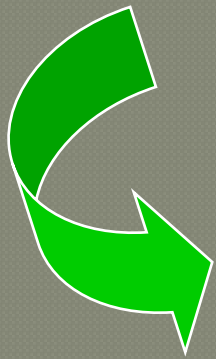
# Facts & Fundamentals to Consider

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1. Safety dictates comfort level
2. Vacant Property = magnet for problems
3. Positive Activity Generation = safety
4. “Self Policing” sustains neighbourhoods
5. Promoting positive behaviour deters establishment of negative behaviour



*Police Officers, Residents,  
and Business Owners...*

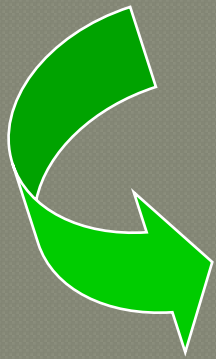


"Social Bird's Eye  
View"



# *Police Officers, Residents, and Business Owners...*

- Usually the first to see emerging trends

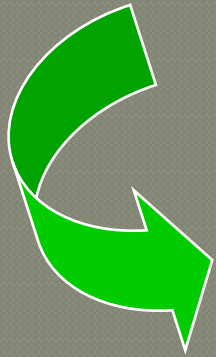


"Social Bird's Eye  
View"



# *Police Officers, Residents, and Business Owners...*

- Usually the first to see emerging trends
- A wealth of information about what is happening in local neighbourhoods



"Social Bird's Eye  
View"

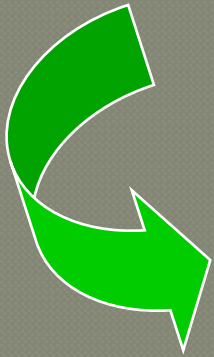


# *Police Officers, Residents, and Business Owners...*

- Usually the first to see emerging trends
- A wealth of information about what is happening in local neighbourhoods

"Social Bird's Eye  
View"

- Often the most neglected source of information



# RECOMMENDATIONS

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1. Insert Core Commercial “Anchors”
2. Address Number & Signage Changeover
3. Target Hardening Changeover
4. Re-Designate Adjacent Alley System
5. Lighting Enhancements
6. Annual Neighbourhood Strengthening Events
  - Rose City Clean Sweep
  - Annual Ford City “Stroll”
  - Street Festival & Flea market
7. Crime Stoppers Awareness Campaign
8. Conduct a Series of Design “Charrettes”
9. Correct Individual Deficiencies

# CPTED IMPLEMENTATION

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1. Address Number Changeover
2. Target Hardening Changeover
3. Porch Light Changeover
4. Enhancements to Drouillard Park
5. Ford City Winter Fest; Picnics
6. Commercial Business Plan (U of W)
7. Community Garden & Co-op
8. Ford City Neighbourhood Walk
9. Ford City “Clean Sweep”
10. Ford City “Day of Caring”

# New Address Plate Design



# Target Hardening Changeover

*Want to SECURE your  
property?*

*Want to UPGRADE  
the look of your entrances  
with a new door or new  
hardware?*

*Can't afford  
expensive upgrades?*

*Take advantage of this  
offer today and secure your  
home or property at a  
DEEP DISCOUNT!*

Program is Made Possible by:



And a "Proceeds of Crime Front-Line Policing  
Grant" from:



## Ford City Neighbourhood Renewal

**Stephen Lynn,**  
Community Development Coordinator

**Karlene Nielsen,**  
Community Development Coordinator

1168 Drouillard Rd.  
Windsor, ON N8Y 2R1

519-915-9583

info@fcn.org



Facebook.com/fordcityneighbourhoodrenewal

FORD CITY

PROPERTY  
SECURITY  
UPGRADE  
PROGRAM



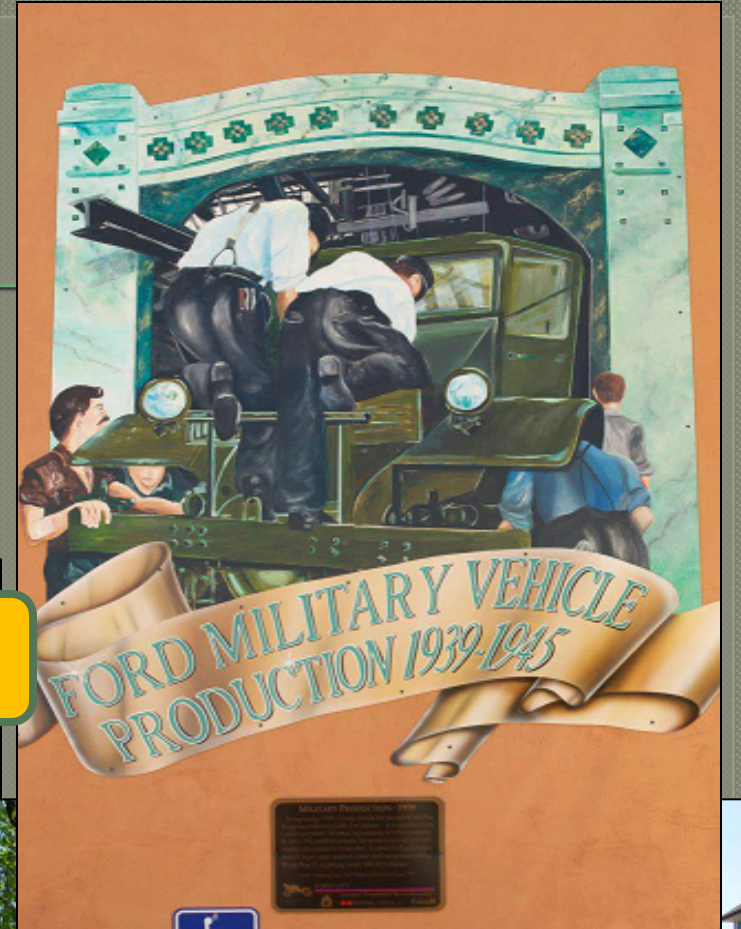
Tel: 519-915-9583



# Porch Light Safety Initiative

## Project Implementation: Earth Day 2012





**Ford City Stroll ("Jane's Walk")**





# Honeywell

Authorized Security Dealer



A KELCOM COMPANY

Working Together For A Safer Community

**ONE** team  
**ONE** goal  
**ONE** promise



A KELCOM COMPANY

Security ONE - Total Connect



On the go and in the know.  
Now that's security and...

*...Peace Of Mind!*

SCAN ME with your smartphone



**Official Launch - Ford City "CLEAN SWEEP"**



# Ford City Winter Fest & Labour Day Picnic



# Chrysler Canada “Day of Caring”



**May 2012**

**FORD CITY COMMUNITY**  
**CRIME PREVENTION MEETING**  
**JULY 26**

**GINO & LIZ MARCUS  
COMMUNITY COMPLEX  
1168 DROUILLARD**

**TUESDAY JULY 26, 6:00PM**

**CHAired BY  
WARD 5 COUNCILLOR ED SLEIMAN**

ARE YOU CONCERNED ABOUT THE SAFETY AND  
WELLBEING OF YOUR NEIGHBOURHOOD,  
FAMILY, CHILDREN AND FRIENDS?

JOIN US FOR A FREE INFORMATION MEETING

**SPEAKERS INCLUDE:  
WINDSOR POLICE SERVICE  
WINDSOR FIRE & RESCUE  
WINDSOR BY-LAW ENFORCEMENT  
CRIMESTOPPERS**

**MORE INFO CONTACT KARLENE OR STEPHEN 519-915-9583**

**EVENT SPONSORED BY:  
FORD CITY REDEVELOPMENT COMMITTEE  
FORD CITY RESIDENTS IN ACTION**

#ART  
ATTACK  
WINDSOR

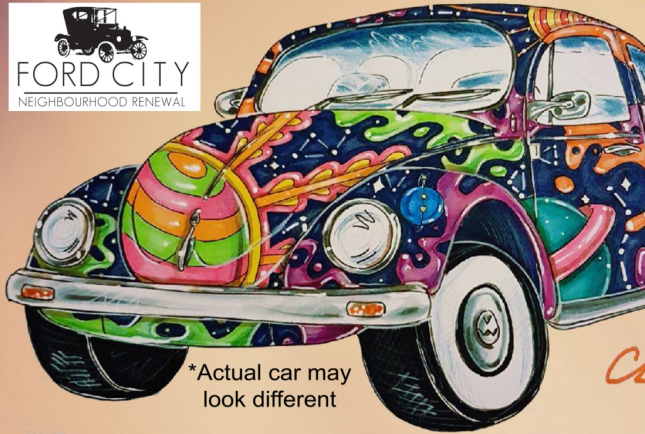
You're invited to a  
**SIP AND PAINT  
FUNDRAISER**



.....for.....

The  
Ford City  
Moto-Makeover  
Movement  
Car!

Join us at  
Heimat Windsor  
for a night of creativity,  
& fun with local artist  
Christy Litster  
Located at 1367 Drouillard Rd.



\*Actual car may  
look different

Friday May 26, 6:30pm - 9:30

Tickets \$30 pp and include paint supplies and canvas  
To purchase tickets, email [artattackwindsor@gmail.com](mailto:artattackwindsor@gmail.com)  
or visit [www.artattackwindsor.com](http://www.artattackwindsor.com)



**FORD CITY  
FIREWORKS**

Saturday June 10<sup>th</sup>, 2017  
(Rain Date: June 11<sup>th</sup>)

Starts at 5pm

Bring your lawn chairs and blankets for  
a night of family fun!  
BBQ and concessions raise money for  
future community events  
NO SPARKLERS PLEASE!



Family Entertainment • Live Music • Face Painting  
• Community BBQ Fundraiser •



LIVE ART, MARKET, FOOD

GAMES, MUSIC, FUN!



**FORD CITY** ★

5TH ANNUAL  
2016

**ARTS  
& HERITAGE  
FESTIVAL**

**SEPTEMBER  
17TH 11AM-5PM  
18TH 9AM-1PM**

000 BLOCK DROUILLARD  
**REE BLOCK PARTY**

**FCNR.ORG**



Spectrum  
Contracting Inc.



Atelier Virginianne

Canada



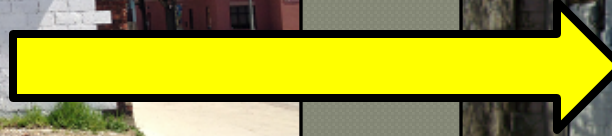
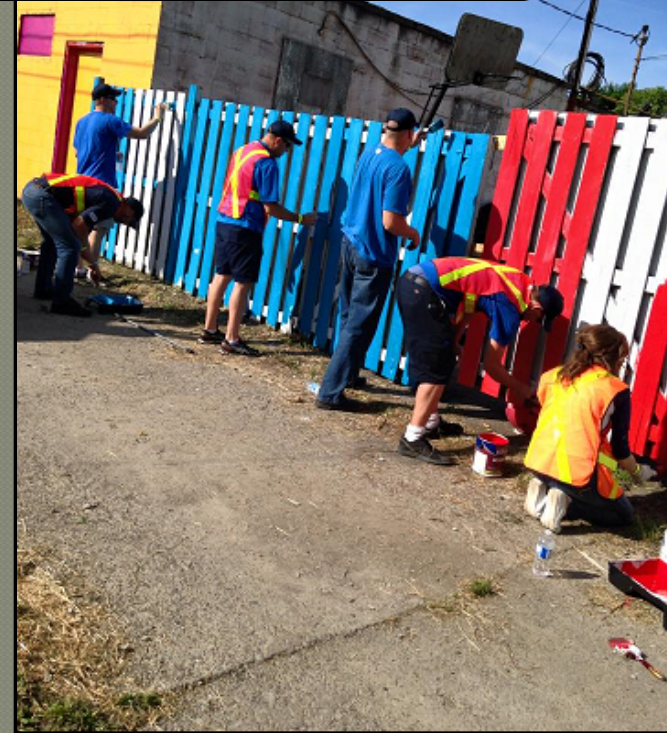




2008



# Positive Alley Transformation





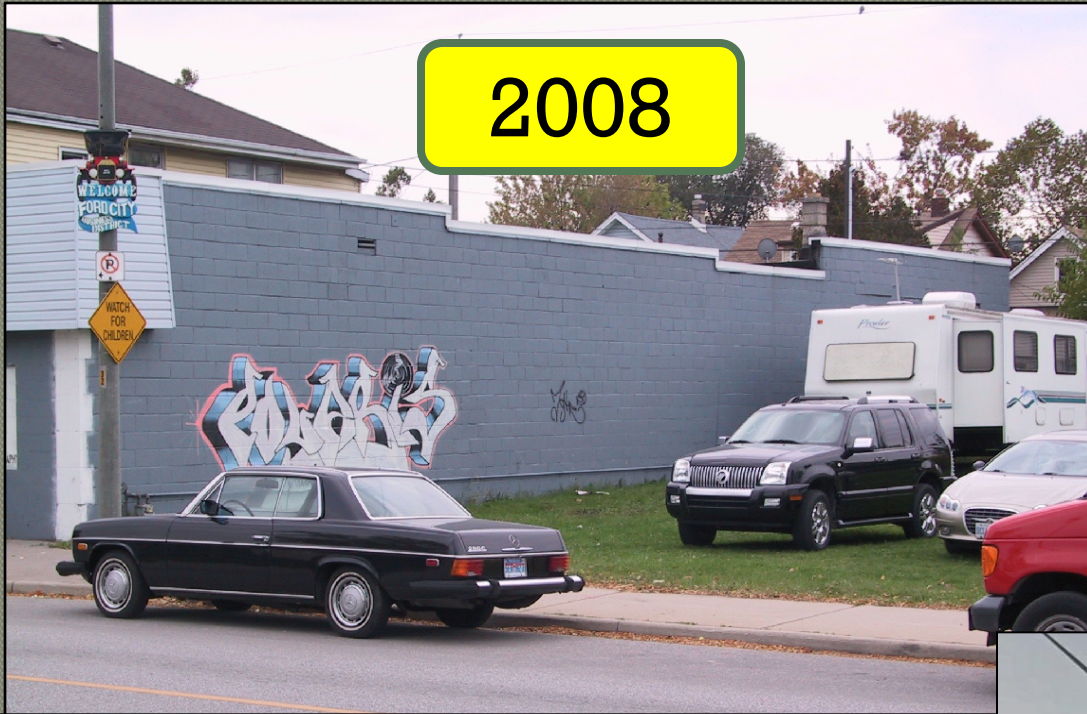
2017

2008

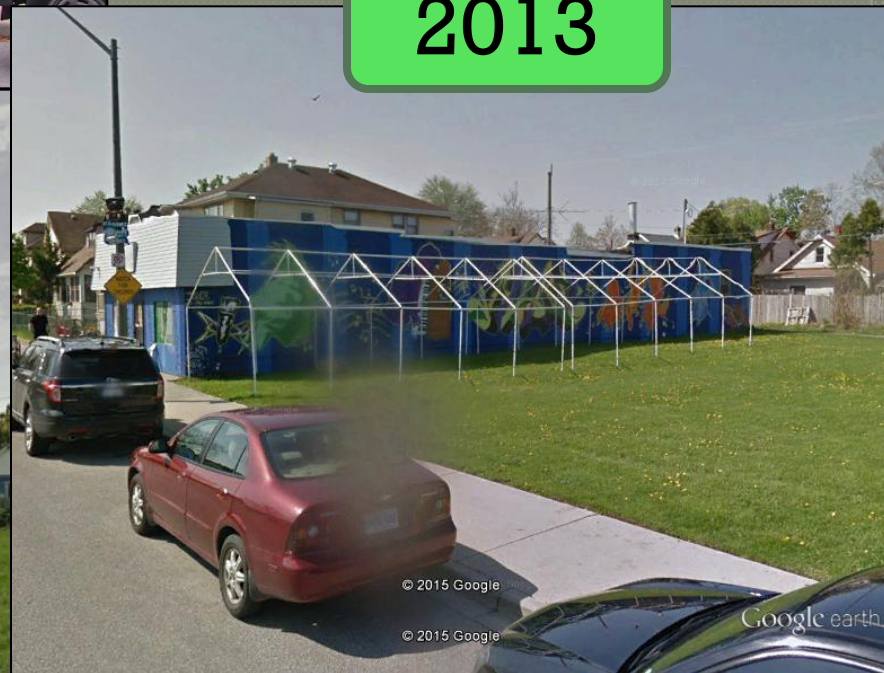
2014



2008



2013



2017





2008

2010



2014



2017



2017



2008

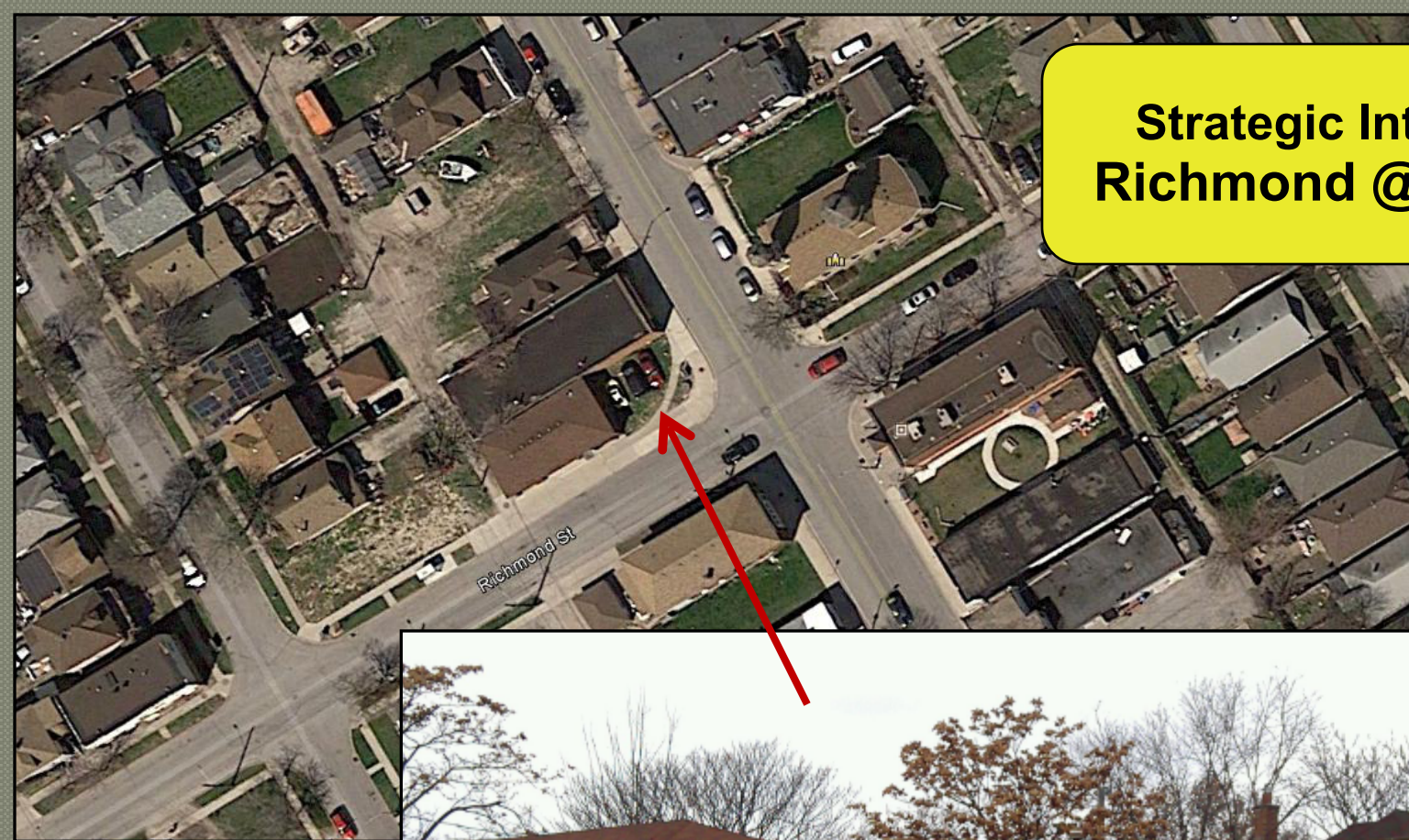




Proposed

Atelier Virginienne  
Ford City Neighbourhood Renewal

**Strategic Intersection:  
Richmond @ Drouillard**



**BEFORE**



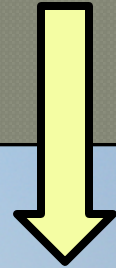
**AFTER**

**Transformed  
to Reality in  
2016**

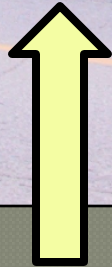
**From a Design Inspired by Vision - 2015**



# Gary Dugal Park



2008



# Drouillard Park



# Existing Viaduct



# Proposed Re-Design

**Opportunity**: Burned down problem bar becoming a Micro Brewery business





**Opportunity???**

# KEEP AN EYE OUT

- Don't tolerate undesirable activity.
- If you see unwanted activity, call police.
- Have a zero tolerance policy.
- Future unwanted activity will decrease.
- Failing to act contributes to decay in **YOUR** neighbourhood.







**Pack a suitcase  
for your trip,  
but keep a  
clear mailbox.**

#ProtectYourProperty



IBC  BAC



**You may not  
be home, but it  
should still look  
lived in.**

#ProtectYourProperty



IBC  BAC



**If you're on the go,  
don't let social  
media know.**

#ProtectYourProperty



IBC  BAC



**Because it's not  
just valuable  
to you.**

#ProtectYourProperty



IBC  BAC

# Always Remember.....

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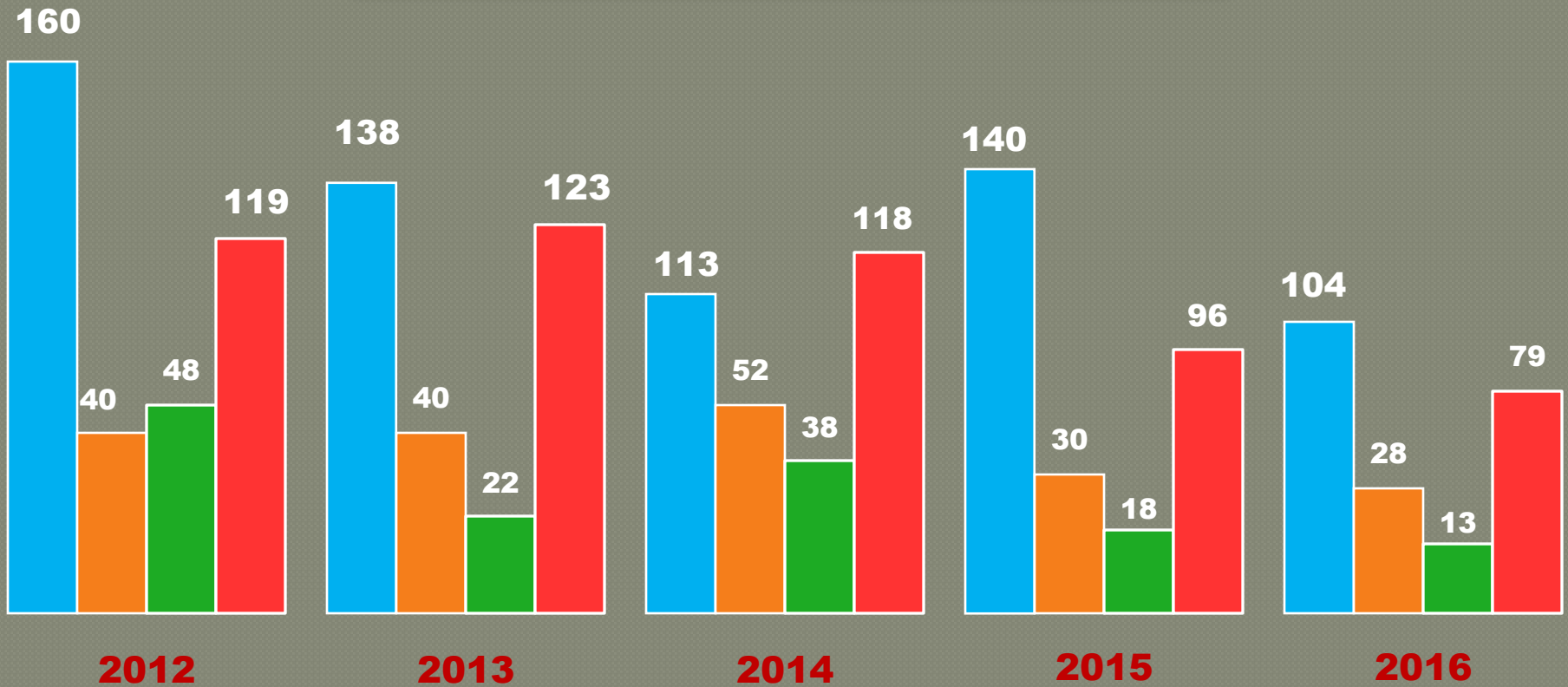
**Shared Responsibility + Shared Accountability**  
(Partnerships) (Relationships)

**= Shared Successes**  
(Friendships)

**\*It's amazing how successful something can be if nobody worries about who gets the credit!!!**

# Crime Statistics

## Ford City Neighbourhood



**Property Crime** **Violent Crime** **Other Cr. Code** **Other Offenses**

# Personal Safety Tips

First & Foremost.....



# Personal Safety Tips

First & Foremost.....



**Get to Know Your  
Neighbours**

# Some Quick Facts

---

- Threat of criminal victimization and fear of crime clearly exists
- Once victimized, a person often feels more devastated and frightened.
- Loss of personal property typically goes beyond just face value
- Don't let the fear of victimization restrict your ability to enjoy your neighbourhood and quality of life

# A Crime Proofing Experiment

## “The Front Porch Challenge”



### **REMEMBER:**

Success is having  
experienced  
failure several  
times without  
getting  
discouraged.

Winston Churchill

# Bottom Line.....

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1. Urban design based on **CPTED** principles is **GOOD** design
2. Safety drives livability in any neighbourhood – new, old, historic, whatever
3. Optimal results require the effective marriage of physical design with meaningful stakeholder engagement