Appendix R – CPTED Guiding Principles, City of Winnipeg, May 2006
**INQUIRIES**

For further information please contact:

Planning and Land Use Division  
Planning, Property, & Development Department  
15-30 Fort Street  
Winnipeg, Manitoba R3C 4X5  
204.986.5917

**SUPPORTING DOCUMENTS**

- Illuminating Engineering Society of North America  

Photo Credits:  
City of Winnipeg
CPTED builds on the following ideas:

Natural Surveillance
1. Clear paths of visibility and busy areas where there are people watching and observing provide a better sense of security to a given place.

Access Control
2. Access can be controlled and limited through well-demarcated entrances and exits with distinguishable private and public spaces.

Territoriality
3. Encouraging positive activity in public spaces helps to discourage crime and disorder. Busy areas increase the feeling of safety.

Maintenance & Image
4. Well-maintained areas express a sense of ownership - people tend to protect an area they feel belongs to them.

WHAT IS CPTED?
The City of Winnipeg is committed to making our communities safer. Safety and security in homes, neighbourhoods, and in the downtown is critical to our quality of life. Preventing crime through environmental design is a powerful tool to improve community safety. The City of Winnipeg encourages the integration of Crime Prevention Through Environmental Design or CPTED (pronounced Sep-ted) principles in Plan Winnipeg 2020 Vision. CPTED is the relationship between how space is designed and used and the real or perceived feeling of safety by the user of the space.

This document outlines how CPTED principles can be integrated into the planning, design and development stages of a project city-wide. Applying CPTED principles at the earliest stages of a project can help prevent crime, improve public safety and comfort and makes good business sense. Incorporating CPTED is an important part of creating a high-quality urban environment.

CPTED:
• is an environmental design approach to crime prevention;
• it can improve the comfort of an area for the user; and
• it can be applied to a single site or an entire neighbourhood.

COMMON CPTED APPLICATIONS

Parking Facilities
Surface and parkades require thoughtful design to decrease vandalism and theft of and from vehicles. Well-designed parking facilities are more likely to draw a consistent, high number of users.

Parking Facility Guidelines
• Parking areas should be kept bright with clear sightlines so all activity through the area can be observed.
• Access to the site should be controlled and limited.

Common Suggestions
• Install vehicle gates for underground parking facilities.
• Secure access to the building from underground parkades.
• Use reflective, white paint in underground facilities to improve brightness and visibility.
• Minimize solid walls, and instead use grilles or glazing to promote sightlines at street level and within the parkade.
• Consider video surveillance in underground facilities. Example: entrances to stairwells.
• Do not number parking stalls to match residential units.
• Include good signage for wayfinding.
• Glass walls for entrance vestibules allows users to see into the parkade or elevator lobbies before going to or from their cars.
• Include lighting that is even, does not create shadows or glare and is vandal proof.

May 2006
FOUR KEY CPTED PRINCIPLES

Principle 1: Natural Surveillance
Design space to ensure maximum visibility of activity

Natural surveillance is the ability to see into or out of an area so all activity is easily observed. When there is a high level of natural surveillance – or “eyes on the street” - illegitimate activity is discouraged for fear of being caught, and legitimate users feel safer knowing people will see them if they are in trouble.

Some examples:
- Is it easy to see into and out of a store, what is ahead of you on a treed path, or across a parking lot as you enter or exit your car?
- Do shrubs and trees conceal unwanted activity around your home or business?
- Does the design of a facility or space create hiding spots or entrapment spots?

Principle 2: Access Control
Limit and define access to a space as a means to control crime

Access control is the means of limiting, controlling and defining entrances and exits through the use of real or symbolic barriers in order to maximize surveillance and the feeling of safety. This can the placement, design and location of entrances and exits, as well as the use of fencing, lighting and well planned landscaping to help define and guide movement through a particular space.

Some examples:
- Are entrances easily identified?
- Are access points easily observed?
- Do barriers such as fencing provide visual permeability or do they create a fortress-like appearance?
Historic signage is left unmarred by graffiti in the Exchange District National Historic Site.

Unhampered views and pedestrian friendly lighting make the Esplanade Riel a well-designed gateway for pedestrians walking to downtown Winnipeg.

Common CPTED Applications

Lighting

Lighting is a vital component to enhance safety in spaces where people move after dark. Well-designed lighting should be responsive to the environment, thereby increasing comfort levels for the users and eliminating the possible detrimental effect some lighting may have in isolated areas. Unnecessary or poorly designed lighting in locations without actual or perceived surveillance can create ideal locations for illegal activities. Therefore, when it comes to lighting, each situation is different, and a comprehensive lighting plan is necessary for all developments.

Lighting Guidelines:

• Light public spaces, entrances, pedestrian routes, building entries and parking lots
• Lighting levels should be adequate to identify approaching people
• Lighting should be designed and installed to ensure even illumination
• Locate lighting in hard to reach places to reduce vandalism

Lighting Checklist:

☐ Is light being blocked? For example: A tree canopy blocking street lights.
☐ Are lighting levels adequate to identify potential hazards ahead?
☐ Are lighting levels too bright disturbing adjacent properties? Lower light levels might help to reduce the glare for neighbouring properties, as well as for pedestrians and motorists.
☐ Is the lighting even or does it create bright areas and dark shadows that could provide hiding spots?
☐ Consider better, properly placed lighting rather than brighter lighting.
☐ Light coloured surfaces will reflect light better than dark surfaces. Example: parkades.
☐ Has the quality of the light been considered?

Principle 3: Territoriality

Use physical elements to reflect ownership of a place

Territoriality clearly defines areas and types of spaces reinforcing a sense of ownership. Spaces should be designed to clearly indicate its intended use. Users should clearly understand what is public, semi-public and private space.

Some examples:

• Do pavement patterns, curb placement, signage, fencing and landscaping define the space?
• Do spaces easily transition from public to private space without creating a fortress like design?

Principle 4: Maintenance and Image

Design space to be easily maintained

A poorly maintained space is more vulnerable to further neglect. Neglected areas lack a sense of ownership and provide the opportunity for illegitimate users to claim the space. Spaces should be designed with low maintenance requirements. Durable, high-quality building materials and landscaping should be used that are easy to maintain and project a positive image.

Some examples:

• What are the preventative steps used to discourage graffiti?
• Are garbage and recycling enclosures located away from views of public streets, but in secure, well-lit locations?
• Are lights vandal resistant?

May 2006

A restaurant on Provencher lures patrons to its doors by its carefully defined and maintained outdoor space.

The well-lit plaza space in front of the Convention Centre on York Avenue, helps to maintain a comfortable level of security in front of the building.

The holiday season is celebrated on Portage Avenue through colourful lights creating a festive and safe atmosphere.

A restaurant on Provencher lures patrons to its doors by its carefully defined and maintained outdoor space.

This well-maintained community garden on Langside Street is a neighbourhood effort turning otherwise vacant lots into spaces in which area residents can feel pride and ownership.