



September 14, 2016

Heidi Hartmann
Regional Director, Vancouver Island
British Columbia Housing Management Commission
#201-3440 Douglas Street
Victoria, B.C.
V8Z 3L5

Re: Safety and Security Audit – 844 Johnson Street (Formerly the Central Care Home)

Recently there have been inquiries about types of exterior improvements or modifications that could be made at 844 Johnson Street to help improve safety and security for both residents and community members. On September 9, 2016 we attended 844 Johnson Street and conducted a security audit of the exterior of the building using the basic principles of *Crime Prevention Through Environmental Design (CPTED)*. When applied to the built environment, CPTED principles can help reduce crime, improve safety and influence how people use the space. CPTED supports building community and encourages social development.


We noticed a number of areas that could be modified to improve overall safety and security. Below are suggestions of these improvements; please refer to the corresponding photographs starting on page 3:

- Improve exterior lighting along the front of the building (Johnson Street side). Install fixtures that would light up the area between the building entrance and the sidewalk. Remove awning if necessary (it may block light). *Refer to photograph #1.*
- Improve lighting on the front west side of the building (Johnson Street side). *Refer to photograph #2.*
- Move fencing on the west side of the building (Johnson Street side) up to meet the southwest corner of the building. *Refer to photograph #2.*
- Landscaping the empty garden beds on the front west side of the building (Johnson Street). Plant low shrubs or ground cover that won't obscure the view to the building. *Refer to photograph #2.*
- Significant pruning of trees that line the sidewalk on Johnson Street; these trees currently block the light to the sidewalk from the lone streetlight. If lighting is still

inadequate with pruning and the addition of exterior building lighting then consider alternatives to the streetlight. *Refer to photograph #3.*

- Remove the low brick retaining wall in front of the Johnson Street entrance and replace with low, wrought iron fencing or small shrubbery. *Refer to photograph #1.*
- Additional CCTV cameras on the exterior of the building, particularly the front west side (Johnson Street) and rear of the building (Pandora Avenue side).
- Install plexi-glass along the fencing on the east side of the building which borders the parking lot of 850 Johnson Street.
- Install high wrought iron fencing (similar to existing fencing) up to the sidewalk at the rear (Pandora Street) of the building (the length of the building) that cannot be easily climbed. *Refer to photograph #4 and #5.*
- Install low, wrought iron fencing along the top of the low concrete wall bordering the walkway next to 834 Johnson Street (west side). *Refer to photograph #6.*
- Install low, wrought iron fencing along the top of the low concrete retaining wall bordering the driveway (Johnson Street side). *Refer to photograph #7.*

We would be happy to clarify any of these suggestions or to assist contractors or B.C. Housing staff with implementation of these modifications.

 #408

Cst. Terri Healy
Community Services Division
Victoria Police Department
Tel: 250-995-7275
Email: Terri.Healy@vicpd.ca

 #417

Cst. Dan O'Connor
Community Services Division
Victoria Police Department
Tel: 250-995-7310
Email: Dan.O'Connor@vicpd.ca

