

I am Rick Choja. I reside at [REDACTED]

I watched and participated in yesterday's zoom meeting (Sept 7 '22) regarding the proposed Elmhurst development. I wish to bring to your attention concerns I have through the lens of Crime Prevention Through Environmental Design (CPTED).

Basically CPTED premise is that the proper design, and effective use of the built environment can lead to a reduction in the incidence and fear of crime and an improvement in the quality of life.

Key CPTED concepts include:

- Natural Access control
- Natural Surveillance
- Territoriality
- Maintenance

Other elements that are considered when conducting a CPTED examination of a space include: Designation, Definition, and Design.

All human space	<ul style="list-style-type: none">- has some Designated purpose- has social, cultural, legal, and physical Definitions that prescribe desirable and acceptable behaviour- is Designed to support and control those desired behaviours
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The CPTED practitioner considers many elements when examining an environment and associated spacial behaviour. Police services and private consultants offer CPTED analysis.

During the above noted September 8, 2022, meeting I reviewed the revised Proposed Elmhurst development site drawing. The drawing shows the development of detached homes and townhouses in an urban pod isolated from the bordering build up community. My concern was the lack of connectivity to the rest of the community. The only access point is a driveway at the east edge of the proposed development. I spoke at the meeting about the distance a resident would have to walk from the interior of the proposed development to connect with an adjacent street - approximately 200 m. It is at this point that the resident, the user of the space, see the road that leads to where they wish to go and the shorter distance through an adjoining property. Typically humans choose the path of least distance. The physical environment of this development then turns normal users into abnormal users. The lots of unoccupied homes become pathways. Unfenced or poorly fenced areas are not a challenge to the trespasser. I also mentioned at the meeting that the business/commercial area, at Kilworth Park Dr and Glendon will be a type of attraction and a relatively short walk through private property from the north west corner of the proposed development by way of Glendon Dr. Pedestrian use of the shoulder of Glendon Dr is a risky activity. A

remedy to my concerns would be purpose built pedestrian/cycle paths that connect the proposed development to Parkland PI and Kilworth Park Dr.

I borrow the following from the CPTED Canada website: "

Connectivity

Communities so not exist in a vacuum. Connectivity addresses the ability of communities to create relationships with external support networks, ultimately strengthening the options available to solve local problems and influence municipal planning and development-related decisions. It can also include physical infrastructure such as access to community spaces, walking and bike pathways, transit and green spaces."

Such pathways already exist in our Kilworth community. They should be included in this proposed development. The way we move and relate with one another and as an interlinked community is dependent on connectors. I do not think such connectors are just a "nice to have it element" they are a "must have element". They are elements of a healthy full-spectrum community.

Consider having the O.P.P. conduct a CPTED review of the proposed development. I believe that CPTED reviews should be part of all municipal development. A CPTED review asks questions that are not typically brought forward.

I have not turned focus on automobile driver behaviour yet, however, current road surfaces are not designed to handle increased traffic and construction traffic. This I mention as to day on Parkland PI I had to drive off the road and onto a neighbours lawn to allow a truck, from the opposite direction, towing a construction trailer pass by me. As a driver and a dog walker this is not the first time I've found myself in such a situation on Parkland PI and area streets.

I am willing to meet with you to further discuss these concerns.

Thank you for your consideration of my concerns.

Respectfully,

Rick Choja

[Redacted Signature]

PS. Consider having someone give municipal council a CPTED overview presentation.