

TO: CITY MANAGER

1996 December 10

FROM: OFFICER-IN-CHARGE, BURNABY DETACHMENT RCMP
DIRECTOR PLANNING AND BUILDING

SUBJECT: 6940 FOURTEENTH AVENUE
CRIME PREVENTION

PURPOSE: To advise Council of the steps being taken to address the concerns related to break-ins at the subject property.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to Mr. Harold Lenett, International Denim, 6940 Fourteenth Avenue, Burnaby, B.C. V3N 1Y9.

R E P O R T

On 1996 November 12, Council received a letter from Mr. Lenett regarding a number of break-ins into the business on the subject property, asking for Burnaby's assistance in deterring further crime including providing more police surveillance. The letter also stated that they felt they needed additional fencing, but that it was their understanding that the fencing would not be permitted by a Burnaby Bylaw.

An R.C.M.P. constable, who is a qualified Crime Prevention Through Environmental Design (CPTED) analyst, and a Planning staff member trained in CPTED principles have met with Mr. Lenett to assess the situation. However, it was not possible to determine specific solutions at that time as the employee involved in security for the business was not available. Also, the R.C.M.P. would need to do a more comprehensive review of crime in the area and site assessment prior to proposing specific solutions. It was apparent, however, that a number of steps could be taken by Mr. Lenett that should help in reducing opportunities for crime.

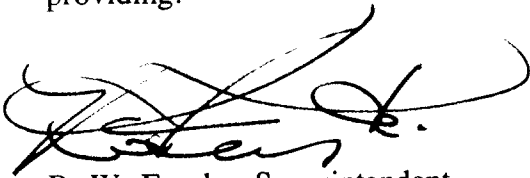
With regard to the proposed fence, Mr. Lenett wishes to erect a fence within the required front yard. Upon examining the Zoning Bylaw it was determined that this is permitted as long as the fence is open mesh or chain link. Mr. Lenett has been advised that while a chain link fence is permitted in the front yard, it is not encouraged due to aesthetic concerns. In discussion with the R.C.M.P. on site, it was agreed that solutions other than chain link fencing may be equally effective in some areas and that where alternatives exist, the necessity for chain link fencing could be limited.

With regard to the request for additional police surveillance, the RCMP have advised that their records indicate that from 1995 January 01 to the current date, there have been 7 complaints of break-ins, 1 complaint of insecure premise, 1 complaint of theft and 30 false alarms from International Denim. Since 1996 January 01, there have been 10 complaints of commercial break-ins in the area immediately adjacent to this address, 5 of which were from International Denim. By way of comparison, commercial break-ins to date for the entire detachment area are as follows:

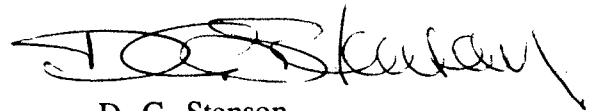
District #1	(Northwest)	420
District #2	(Northeast)	312
District #3	(Southeast)	165
District #4	(Southwest)	591

Although International Denim is the primary victim of late within the immediate neighbourhood, the area is not one of a particularly high rate of break-ins when compared to the District (Southeast) within which it lies, and the detachment area in general. For this reason, even if the resources were available, the R.C.M.P. would not consider increased police surveillance in the area a viable alternative.

The R.C.M.P. advises that they will continue to work with the property owner to develop a comprehensive site specific assessment and assist in reducing crime opportunities on the property. When the owner completes a plan for changes to the site, such as fencing or landscaping and submits an application for a Preliminary Plan Approval for the changes, staff will assist him to reach his objectives. Mr. Lenett expressed his appreciation for the assistance City staff is providing.



R. W. Fenske, Superintendent
Officer-in-Charge
Burnaby Detachment RCMP



D. G. Stenson
Director Planning and Building

BW: gk
cc: R.C.M.P., Burnaby Detachment
(Attn: Cst. A. R. Hopper)