



## **Dixie Union Chapel and Cemetery**

**707 Dundas Street East, Mississauga Ontario**



## **Security Services - Review and Recommendations**

**Date: May 20, 2020**

The City of Mississauga Security Services team conducted a site assessment and security review of the Dixie Union Chapel and Cemetery on May 20, 2020 to evaluate the property and recommend security measures and CPTED (Crime Prevention through Environmental Design) principles including; natural surveillance, natural access control, territorial reinforcement, and space management/maintenance, to mitigate the properties vulnerability to crime and vandalism.

Information gathered during the site assessment established:

1. The City of Mississauga became responsible for the chapel and the cemetery as the property was abandoned by the association who previously took care of it.
2. The chapel is designated (Bylaw 83-79) under Part IV of the Ontario heritage Act for its architecture and historic value.
3. There is existing fencing around the perimeter of the property.
4. The main access gate and fence surrounding Dixie Union Chapel and Cemetery are not original to the property, according to Perkins-Bull documents, they were added shortly before 1930.
5. The asset is adjacent to St. John's Dixie Cemetery & Crematorium with no clear lines of territorial delineation in a number of areas of the property.
6. There are several access points into the property including; off of Dundas Street East through an insecure gate, through and open space in the fence line from the Dixie Presbyterian Church parking laneway, via a number of naturally open access points from the adjacent St. John's Dixie Cemetery and through a secured gate on the west side of the property.. A permanent easement was granted for access between Dixie Presbyterian Church and Dixie Union Cemetery (north gate). This entrance is used for both foot traffic and maintenance equipment.
7. There currently is no hydro or communication services connections on this property. (Refer to the Recommendations section for the impacts to the heritage structure the hydro reconnection may have).

Below are a number of photographs taken during the site visit showing various areas of the property



NW area of the cemetery



Main Entry gate to property off Dixie Rd.





NE area of the cemetery



West access gate of off Cawthra



West side of Dixie Chapel

### **CPTED Review**

#### **Natural Surveillance:**

The main entry point to the property has good natural surveillance as it is located off of Dundas Street East. This specific area experiences heavy vehicle traffic and some pedestrian traffic, which allows for the opportunity of having this access point observed by passersby. This also discourages illegal activity as it gives the perception to individuals with an illicit intent that the illegal activity they are planning to commit may be noticed.

The area at the back of the chapel and the west perimeter is more secluded and there is very minimal natural surveillance into these areas. The west perimeter has some overgrown foliage which further reduces the natural surveillance prospect into the property.

### **Natural Surveillance: Lighting**

Hydro Services have been disconnected from this property and as a result there are no working exterior lights. The street lights off of Dundas St. E and Cawthra Rd. provides minimal illumination to the perimeter. The illumination existent at St. John Cemetery also provides minimal illumination. Despite this the majority of the property is dark during nightfall.

### **Territorial Reinforcement and Space Management/Maintenance:**

Maintenance is related to territorial reinforcement. A well-maintained area sends the message that people notice and care about what happens in an area. This, in turn, discourages vandalism and other crimes. Security practitioners refer to the "Broken Windows Theory," the idea that one broken window will entice vandals to break another. A vandalized area then becomes more inviting to higher levels of crime. A property should be well-maintained as a matter of safety as well as pride.

The Dixie Chapel and Cemetery is maintained on a regular basis by the Parks, Forestry and Environment Division. Access to the chapel is secured via a key and lock. On the exterior of the property, there are few areas that will require some attention in order to enhance the space management principal, including; overgrown foliage, repair work to a number of sections in the perimeter fence, and a broken plexi glass window pane at the front of the chapel. There are a number of plaques displayed throughout the front area of the property, which reveal the history of the cemetery and the chapel. This demonstrates a good space management technique. However, there are no existing signs or notices, advising the public about operating hours or whether the property is opened or closed. The main access gate currently remains open and there is no locking mechanism installed. There is no clear territorial separation between Dixie Chapel and Cemetery property and the adjacent St. John's Dixie Cemetery and Crematorium.

### **Recommendations:**

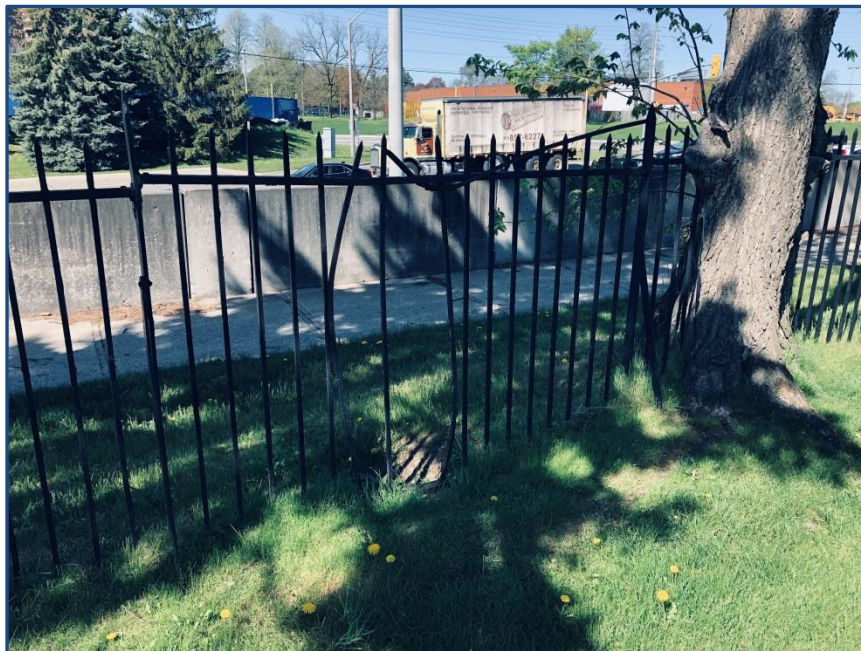
1. It is recommended that signage outlining operating hours, facility usage and undesirable behaviours be posted at all access points to the property. Reminding potential offenders at the point where they might be "about to commit a crime" and that "certain actions are unacceptable" is an approach to deter unwanted behaviours. Signs can increase the perception of risk thereby discouraging abnormal behavior and may deter potentially threatening and disruptive persons from targeting a property. Minimal wording, icons and bright colours should be used to draw attention to the signs. Appropriate signage reflecting property usage consistent with signage used in other cemetery properties managed by the City of Mississauga should be utilized.
2. It is recommended that the main access gate off of Dundas Street be secured with a lock during times when the facility is closed to the public.
3. It is recommended that a wireless intrusion detection system consisting of door contacts, motion sensors and glass break sensors be installed in the chapel structure in areas with accessible entry points such as doors and windows to provide a layered intrusion detection system at this facility. The recommended wireless intrusion detection system will consist of the following;
  - three door contacts
  - two motion sensors
  - three glass break sensors
  - one siren

- one key pad
- one control panel
- one receiver

The recommended wireless intrusion detection field devices including door contacts, glass break sensors, motion sensors and siren will be battery operated and will not require a hard wired connection to the control panel. These devices will be mounted to the plaster walls/ceiling with screws. The receiver and keypad will require a hard wired connection to the control panel. The hard wired cable connections between the control panel and the keypad and wireless receiver will require a cable run. For esthetic reasons and cable protection, the cable will be installed inside a surface mounted wire mold, which will be attached to the wall with supporting clips and metal screws. The wire mold can be painted to match the wall paint colour. There will be no modifications to the exterior of the building as a result of the recommended intrusion detection system. (\*Please refer to **Appendix 1** for the recommended layout of the security system with descriptions.)

The installation of the security system will only be feasible if hydro and communication services are available at this location. Hydro was disconnected by St. John's Dixie Cemetery & Crematorium as they were designated by the Cemeteries Regulation Branch as property warden in early 2000's. Do to the age of the existing electrical structure there will be a requirement to install new power services and a new power panel. An ESA permit will need to be obtained in order achieve this. Matt Petri would be the contact to coordinate the power provisions to this property.

4. It is recommended that all overgrown foliage around the perimeter of the facility be trimmed or removed to accommodate better sight lines into the property from the neighbouring streets and properties.
5. It is recommended that the property fence line be inspected and repaired in areas with damage or possible entry points.



Damage in the perimeter fence line providing a vulnerable access point onto the property



6. It is recommended that exterior light fixtures be reinstated at the entrance to the property as well as exterior perimeter of the chapel.
7. It is recommended that the exterior Plexi window pane that was found broken during the site visit be replaced or repaired.



Damaged Plexi window pane recommended for replacement

### **Impact on Heritage Values**

Maintaining the integrity of Dixie Union Chapel will be the joint responsibility of Community Services (Parks, Forestry & Environment) and Corporate Services (Facilities and Property Management). Future management/business plans for both properties will be developed with input from Heritage Planning to ensure heritage integrity is maintained.

A structural assessment of the Dixie Union Chapel has been completed. A number of items from that report have been addressed:

- cleaning of chapel;
- installation of swale for water runoff;
- roof shingles replaced;
- Eaves/downspouts replaced.

### Estimated Cost:

The Estimated cost for the installation of the wireless intrusion detection system is **\$4000**. Depending on which communication service is installed (network, GSM, phone line) the on-going operating charges to keep the connection for the intrusion detection system operational will vary.

If implemented, the recommended security measures, including signage and lighting may assist in deterring illegal activity. However, should there be an incident of illegal entry into the chapel, the recommended intrusion detection system will allow for a fast alarm receipt, verification and response. The recommended intrusion alarm system will assist in detecting illicit activity inside the chapel.

## 7.0 CONCLUSIONS & RECOMMENDATIONS

The proposed installations will have no negative impacts on the heritage property located at 707 Dundas Street East. Therefore, no mitigation is required. Hydro services reconnection may provide additional benefits to the heritage property providing the feasibility of a ventilation system installation, allowing for air circulation, a preventative measure to avoid further deterioration. A ventilation system is not included in the current scope of work and the provisions of such system would need to be coordinated with the Facilities and Maintenance team. Exterior light fixtures could also be reconnected which would improve the overall territoriality for the property.

**Appendix 1**  
**Dixie Union Chapel – 707 Dundas St. E**

