

C-1, C-1A Local Commercial Districts

(retail commercial and personal service uses which do not rely on patronage from beyond the immediate neighbourhood)

Location and Operation

- Relationship to surrounding community - What are the surrounding land uses adjacent to the site? Will the location of the building adversely affect any of the activities on those lands?

- Operation - Will the operation of the business have any adverse effect(s) on adjacent land use(s), taking into account hours of operation (including peak periods of intense use), vehicular noise, exhaust, outdoor music, etc.? Have measures been taken to minimize these impacts? (i.e. measures addressing vehicular traffic, headlight glare, noise, etc.) Positioning certain activities away from residential uses can improve these conditions

- Scale of business - Is the scale of the business such that it will be drawing on clientele from beyond the immediate neighbourhood (therefore potentially contributing to excessive pedestrian and vehicular traffic)?

- Residential component - Is there a residential component to the building? If applicable, does the commercial component interfere with the residential uses in the building?

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Building Structure/Design

- Appearance - Does the building's exterior compliment or conflict with the general aesthetic of the community?

- Walls and windows - Does the location of windows provide adequate *surveillance* of the immediate property? If applicable, do they respect neighbours' privacy? Are there any blank walls that should have windows?

- Projections - Are there any projections in the design of the building that may affect *surveillance* of the development either from within it or from outside?

- Shadowing - Does the design of the building promote unnecessary or excessive shadowing on the immediate property or on that of adjacent property?

- *Sightlines* - Does the design of the building promote *surveillance* of the property both inside and out? Does the design of the building promote or hinder *surveillance* onto the street? Does the design of the building allow *surveillance* or *visibility* into it from the street? Consider any unnecessary massing.

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- Common areas within the building - Where are the common areas located in the building? Are these areas designed in such a way that they provide adequate opportunity for *surveillance*? Are there multiple *access points* to the common areas? (i.e. Is there more than one way in or out of the common areas?) If applicable, are the common areas designed in such a manner that permits *surveillance* prior to entry?

Access points

- Pedestrian - Is the building designed in such a way that the *access points* to the property are clearly defined or visible from within it? Are the *access points* to the building secure? How many points of entry have separate direct *access* to grade? Are all the *access points* to the building visible from the street? Is *access* for disabled persons provided and easy to get to?

Garages and Parking

- Parking - Is the parking for the development attached and provided above ground or underground?

- Above-ground parking - Is the parking such that there is *surveillance* of the vehicle(s) from any part of the commercial development?

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- Parkade/underground parking - Does the design of the driveway to the underground parking/parkade provide opportunity for maximum *surveillance* of the entry-way/alley? Does the location of the pedestrian *access point(s)* provide safe *access* to the garage or driveway? (consider traffic, *surveillance*) Do visitors have safe and secure *access* to the building from the parking?

Landscaping, Vegetation and Site

- Fencing - What is the function of the fence? Does the fencing serve a purpose of *property definition* or *controlled access*? Is this type of fencing appropriate for its intended function? Does it allow for *surveillance*?

- *Landscaping* - Does the *landscaping* on the property allow for the *surveillance* of the immediate common property (i.e. courtyards) and the surrounding community from within the unit as well as the *surveillance* of the property from its neighbours?

- Vegetation - Does/will the vegetation (upon maturity) on the property promote or hinder the *surveillance* of the development, the immediate property and the surrounding community from within the building? Does the vegetation promote or hinder the *surveillance* of the property from its neighbours?

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- ***Territoriality and transition*** - Is there clear ***transition*** from public (sidewalk, street) to semi-private (front walkway, common property, courtyard) to private property (the building itself)? (Vegetation and textured ***landscaping*** can be used to make these ***transitions*** clearer.) Are there any unused or undefined spaces that should be made to appear more private or given a purpose? (Certain forms of vegetation can be used to prevent/dissuade ***access*** and fill excess space.)

Other on-site considerations

- ***Lighting*** – Are there any areas on-site where there appears to be a lack of ***lighting*** provided?

- **Garbage receptacles and storage** - Are the garbage receptacles in secured, enclosed areas where ***access*** can be gained without having to leave the property? Is the material and design of the garbage storage area such that it allows (approaching) users ***visibility*** into it?

- **Mailboxes** - Are the mailboxes located in a ***secured area***? (It is suggested that they be located inside the lobby or behind locked doors as opposed to in a vestibule or less protected space).

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Your Contact Information

(Salutation)_____ (First name)_____

(Surname)_____

(E-mail address)_____

(Home Address)_____

(Postal Code)_____

(Phone number)_____

(Community You Reside In)_____

Development Permit File Number_____

Fax this completed Form to the FCC at 403-244-4129
Thank you for your input.