

FCC Crime Prevention and Land Use Planning ASSESSMENT TOOL

RM-3, RM-4, RM-5, Medium Density Multi-Dwelling Density District (Variety of housing forms in the medium density range)

Building Structure/Design

- Walls and windows - Does the location of windows provide adequate *surveillance* of both each unit's private space and the common property while respecting neighbours' privacy? Are there any blank walls that should have windows?

East Side of building lacks sufficient windows for adequate surveillance

- 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?

N/A

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

N/A

- *Sightlines* - Does the design of the development promote or hinder *surveillance* of the building, the common property and/or the surrounding community from within any unit? If so, from which room? Does the design of the development promote or hinder *surveillance* of the property from its neighbours? Consider any unnecessary massing, alcoves, etc.

Solid rear balcony design obscures surveillance of rear patio area below

- Common areas within the building - Are there common/shared areas within the building? Are the common areas centrally located or around the periphery of the building? Are these areas designed in such a way that they are visible from any units? Are there multiple *access points* to the common area(s) i.e. Is there more than one way in or out of the common area(s)? Are common areas (lobbies, laundry, stairwells) designed in such a manner that permits *surveillance* prior to entry? (the use of glass inserts in doors is suggested)

No problems

- Elevators/Stairs - Are there any forms of controlled vertical *access* in place to limit *access* from unintended persons?

N/A

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Access points

- Pedestrian - Is the development designed in such a way that the **access points** to the common property (including pathways) are clearly defined or visible from the units? Are the **access points** to the building secure? Does each unit have separate direct **access** to grade? Are the **access points** to each unit visible from other units? Are the **access points** to the common property visible from the street? Is **access** for disabled persons provided and easy to get to?

Main front access point is too (narrow and) recessed, thus creating an obscure front entranceway with poor opportunity for surveillance from street and units above

- Walkways – Are there walkways? Do the walkways provide visible **access** and a clear indication of **territoriality** and **transition** differentiating between public sidewalk and semi-private walkways including the building's perimeter and lobby area? This can be achieved through the use of different surface materials.

No problem

Garages and Parking

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

Covered parking at grade with access from alley at rear of building

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

N/A

- Garage and **Access** - is the garage's common vehicle entry clearly visible from inside the unit/home? If not, would a window improve this condition? Are there blind spots that affect **surveillance** near the common entrance to the garage from the street/alley?

There are two car entrances to building; design of the West entrance does not provide clear visibility from either inside the garage or from the approach in the alley

- Shared parking/garage parking - Does the design of the driveway to the covered parking/parkade provide opportunity for maximum **surveillance** of the alley? A *flared apron* or recessed opening at the alley is recommended. Does the location of the pedestrian **access point(s)** provide safe **access** to the

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garage or driveway? (consider traffic, *surveillance*) Do visitors have safe and secure *access* to the building from visitor parking?

Visitor parking appears unsafe and insecure because it is not behind a security gate (providing safe access) but is covered and thus obscured from units above

- *Sightlines* - Does the location of the garage(s) and/or driveway(s) provide opportunity for *surveillance* to and from the units and common property as well as onto the street/alley?

No – West entrance design provides inadequate opportunity for surveillance

Landscaping, Vegetation and Site

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

N/A

- *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?

No Problems

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

No Problem

- *Territoriality* and *transition* - Is there clear *transition* from public (sidewalk, street) to semi-private (front walkway, common property, courtyard) to private property (each unit)? (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.)

No Problem

Other on-site considerations

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- **Lighting** - Are there any areas on-site where there appears to be a lack of **lighting** provided (stairs, walkways, yards, etc.)?

Visitor Parking and entranceway to garage do not show lighting on plans

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

Garbage area provides no visibility and is not in a secured area - not accessible without having to leave a secured parking area hidden from units above

- 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).

No Problem

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.