

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?

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

- *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.

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

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?
- 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.

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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 unit(s)/development?

- 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?

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

- *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?

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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*?

- *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 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?

- *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.)

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Other on-site considerations

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

- 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?

- 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.