CPTED Guidelines – August 2022

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Acknowledgements

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1.0   Introduction

Crime Prevention Through Environmental Design (CPTED)[1] is a multi-disciplinary approach for reducing crime and fear of crime. CPTED strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants so they can gain territorial control of areas to reduce crime opportunities. CPTED uses architecture, urban planning, and facility management. It also addresses the social environment by building a sense of community, thereby reducing the motivations for crime. The physical environment cannot be divorced from the social environment in which it operates.

CPTED is among the most resilient crime prevention theories of the modern era, primarily because it works so well in practice and because, on the surface, many CPTED solutions appear common sense. However, in practice, implementation of CPTED solutions often lacks a rigorous process of analysis and application which results in simplified and poorly thought-out solutions. Poorly applied CPTED strategies can inadvertently cause harm by excluding some legitimate groups from areas or by displacing crime to other areas. (International CPTED Association, 2022)

These guidelines aim to support the development of safe, welcoming and inclusive public places and communities throughout the City of Beaumont as it grows. They are intended to give Beaumont Administration and development proponents concise, research-based tools to assist with the planning and review of new development and public places. They also provide a framework for implementation that coordinates the direction provided in other City plans and policies.

1.1   How to Use These Guidelines

This guideline document sets out principles and practices the City and private proponents should consider in the planning and design of safe neighbourhoods, public parks and facilities, and major developments. The remainder of Section 1 of this document provides an overview of the policy context for these guidelines and the history of CPTED itself.

Section 2, CPTED Principles, describes the key principles of CPTED that should be considered during development and have been used to organize the guidelines.

Section 3, Planning and Development Guidelines, will be most relevant to planners, developers, and builders undertaking new plans and major projects in Beaumont. It sets out the guidelines to be considered as part of each plan or project in support of each key CPTED principle. The guidelines, in general, follow the categories in the Beaumont Urban Design Guidelines (BUDG) for ease of use. As a result, guidelines that apply in more than one category appear in each one. The City will evaluate each plan or project's consistency with these guidelines as set out in Section 4, Implementation.

It is important to note that these guidelines are NOT intended to act as a checklist, but as a list of considerations that should be applied as appropriate. Each individual site or development will have a different context, requiring different design strategies to be implemented or prioritized. A thorough crime and safety risk assessment is important before design measures are identified.

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[1] CPTED is also sometimes termed Design out Crime (DOC), Defensible Space, or Crime Prevention Through Urban Design and Planning (CP-UDP).

Section 4, Implementation, sets out the steps that will be taken to implement and maintain the CPTED program in Beaumont.

A series of appendices provide additional information regarding terminology, lighting and landscape design, the City's process for developing these guidelines, the City's additional policy direction relating to CPTED, and further reading.

1.2   Policy Context

These CPTED guidelines are informed by (and are intended to coordinate with) the direction set out in other City of Beaumont plans and policies. Overall, the City's policy framework directs designers and municipal decision-makers to implement CPTED principles in new and revitalized neighbourhoods, streetscapes, parks and open spaces, pathways and trails, parking areas, transit facilities, and publicly accessible buildings. This is required for civic facilities and recommended for other types of development. The goal of implementing CPTED is to reduce the opportunity for crime to occur and increase feelings of safety in city spaces, which can in turn promote greater accessibility and inclusivity in the use of these places. The policy direction also encourages CPTED to be built into City design and review processes, and for the public to be closely engaged in discussions regarding community safety.

Details of the City's policy direction on CPTED are provided in Appendix E.

1.3   History of CPTED

First Generation CPTED

Crime Prevention Through Environmental Design (CPTED, pronounced Sep-ted) arose from the work of writer and community activist Jane Jacobs in the 1960s (see The Death and Life of Great American Cities, 1961). It was developed in more detail by a variety of theorists, notably criminologist C. Ray Jeffery (Crime Prevention Through Environmental Design, 1971) and architect Oscar Newman (Defensible Space, 1972). The overarching principle is that communities can be planned and developed in a way that reduces both the fear of crime and the opportunities for crime to occur. CPTED should also be developed in a way that helps residents and property owners develop a sense of territorial control and what Newman called "defensible space" where they live, work, and play. The focus of this early work is on modifying physical design features to prevent crime and it is now termed first-generation CPTED.

Second Generation CPTED

The CPTED field was later broadened, by Toronto school principal Gerard Cleveland and Canadian criminologist/urban planner Gregory Saville in 1997, to include second-generation CPTED. This included a set of principles that seek to reduce crime by increasing community cohesion and addressing social conditions within small-scale urban environments, such as apartment complexes and small neighbourhoods. Initiatives that promote a diverse range of activities in an area, a sense of belonging, and the cultural growth of communities (sometimes termed "placemaking") fall into this category.

Guidelines reflecting both first- and second-generation CPTED are incorporated into this document. Both perspectives are also supported by Beaumont's broader land-use planning framework, economic development activities, and recreation and culture offerings.

2.0 CPTED Principles

CPTED is rooted in the well-documented finding that the fear of crime can have as powerful an impact on human behaviour as actual crime rates. By influencing where people choose to live, shop, or spend their time, perceptions of safety can have a significant impact on the use and vibrancy of neighbourhoods, businesses, and public areas.

Beyond a reduction in crime, CPTED can help create places that promote and facilitate positive activity, attractive and inclusive physical environments, residents who feel socially invested in their community, and efficient use of public resources. However, it is important to consider who may be included or excluded through the implementation of CPTED concepts and the users and behaviours that are encouraged in the resulting spaces. Considerations related to equity and accessibility (for example, for people of different ages, genders, ethnicities, incomes, etc.) must remain a priority when applying CPTED principles.

Formal security systems, such as video recordings and roaming security, alone cannot achieve the principles of CPTED. When integrated appropriately, CTPED principals can result in an inclusive and community-oriented design that relies on the presence and participation of diverse community members for its success, as well as a clearly established process and properly trained, certified staff.

The incidence and fear of crime is also influenced by external social and economic conditions, many of which are beyond the control of local communities and governments. And it would be unrealistic to expect to eliminate crime entirely. Nonetheless, mounting scientific evidence over the past 40 years (Michael, Saville, and Warren, 2012) indicates that community development, neighbourhood and building design, programming, and management can make a major contribution to safer communities and public places.

The main principles underpinning both first and second generation CPTED are detailed in the sections that follow. Like urban design in general, implementing these principles requires consideration for appropriate balance and trade-offs—between visibility and privacy, for example, or between security and access. In many cases, however, the same principles that can make a public area feel safer are also those that can make it an appealing, vibrant, and high-quality urban environment.

2.1   First-Generation CPTED Principles

First-generation CPTED principles focus on physical design principles that can help reduce the opportunity for crime.

Natural Surveillance

Natural Surveillance (Jane Jacobs described it as "eyes on the street") encourages the intentional placement of physical features to maximize visibility and offer clear sightlines. It is the reason why we often feel safer on a bustling main street at noon than on a deserted path late at night. Natural surveillance increases the chance that harmful or illegal activities will be seen by others, reducing the chance that offenders can act with impunity and hidden from view. Key design elements that promote natural surveillance include:

- Sightlines are open to increase visibility into or out of an area,
- Landscaping designed and planted to allow good sightlines and eliminate hiding places,
- Lighting that clearly illuminates activity areas, eliminates shadows and glare, and minimizes colour distortion, and

- Windows with a clear view both into and out of a building.

Surveillance strategies can also include mechanical surveillance, such as security cameras and CCTV, and organizational surveillance, such as police patrols. These types of surveillance may be appropriate to incorporate in high-crime or high-risk areas or in situations where natural surveillance strategies are ineffective on their own. However, these are technical and management strategies and should be used ONLY after exhausting all possible natural surveillance strategies.

Access Control

Access Control involves defining a space to indicate who belongs in it and whether/how they may access it. Minimizing ambiguity regarding access makes it less likely that users may accidentally trespass into an unsafe or private area; it also creates a perception of risk for potential offenders by making it more difficult for them to justify their presence in such areas.

Like surveillance, access control can be accomplished in several different ways. Natural access control involves using physical features (such as hedges, fences, gates, or pathways) to define boundaries and entrances. Even a low hedge can indicate the boundaries of a private yard and discourage people from walking through it; a higher fence may be required in situations where more security is needed, such as around a commercial storage yard. Mechanical access control involves technological solutions such as locks or key card systems to permit or deny entry to restricted areas. Finally, Organizational access control uses human presence, such as a receptionist or gate attendant, to monitor and manage activity at entrances and exits.

As with the principle of natural versus mechanical/organizational surveillance, the mechanical and organizational versions of access control are applied when natural versions are insufficient (or when natural access control must be reinforced).

Territoriality

Territoriality is about using design features to indicate who owns and is responsible for a space, and how it should be used. This can be done through architecture by clearly delineating a hierarchy of space from public and semi-public space to semi-private and private space. For example, a hierarchy of space exists when architects create a semi-public walkway into the private foyers of an apartment complex and separate those areas from the public street. It can also be accomplished with physical features that identify space, such as using different pavers for a private walkway than for the adjacent public sidewalk, or by designing a building or neighbourhood with a highly visible entrance that conveys a sense of identity. It can be done through signage that helps to orient users (such as City signage identifying parks or providing wayfinding information) and appropriate behaviour (such as "no littering" or "please keep dogs on leash" signs), both of which also convey a sense of ownership. Finally, it can be supported with public art or similar features that reflect the community's identity and values. When residents feel "ownership" over an area, whether that is their neighbourhood or the back lane garden, they take care of the area and defend it and use it.

Positive activity generators, such as storefronts, porches, landmarks, recreation facilities, or special events, that encourage the presence of activities that are appropriate for a space and that attract appropriate users and uses, are ways to reinforce Territoriality.

Image and Maintenance

Image and maintenance support the other three principles by ensuring design features, such as landscaping or lights, continue to serve their intended purpose. By showing that a space is valued and monitored, maintenance can promote the image and desired use of the space and encourage people to treat it with respect.

Good image and maintenance will help deter unwanted behaviour and attract users who will support the intended use of the space. Filling a space with intended users and uses helps improve feelings of safety and deter those who would use it improperly. A park with mowed grass and clean, working drinking fountains, for example, will likely be more appealing and feel safer to its intended users than one with unaddressed litter and graffiti tags.

Maintenance is typically most effective when it is done as part of an ongoing plan, and ideally one that is developed as part of the design of the infrastructure or building. For example, if a sidewalk is designed to be easily plowed, or a greenspace or median to be easily mowed or weeded, it is easier for ongoing maintenance to be completed and have the desired effect on public perception.

2.2   Second-Generation CPTED Principles

Second-generation CPTED principles consider how social conditions in a community can complement physical design interventions to enhance feelings of safety. These strategies may include techniques to connect people to surrounding neighbourhoods and groups; maintaining a careful balance of activities, housing, or business types; and providing opportunities for the cultural growth of neighbourhoods; often called placemaking.

Social Cohesion

Social cohesion describes the positive social relationships that develop between residents as they work together to solve specific community problems. The problems to be solved are generally identified at the local or neighbourhood scale, rather than across a larger city. First-generation CPTED principles are also often used as part of the solution. Where first-generation CPTED principles are used as part of a design solution, social cohesion strategies might include local teams or residents who plan events or installations to activate places that experience crime, or who advise on place names with relevance to the community. Social cohesion involves the willingness of residents to come together to take responsibility for their block or neighbourhood. Urban developers can help social cohesion strategies by creating meeting areas for community groups. The City may provide support by helping to establish Neighbourhood Watch programs to reduce break-ins, programs in conflict resolution skills, or community groups advocating for new neighbourhood facilities.

Community Culture

Community culture relates to the importance of bringing people together to get to know one another and form bonds through cultural activities, to develop a sense of common purpose and belonging, independent of a specific local problem to be solved. Community culture initiatives can reinforce first-generation CPTED design strategies by creating a sense of community and mutual obligation, which can make people more willing to intervene when they witness harmful behaviour. Examples of community culture strategies include equality-promoting initiatives, neighbourhood festivals, and special events that allow diverse neighbours to get to know each other. Development projects and property owners can encourage such pro-social activities by providing barbecue pits, skating rinks, sports facilities and park

benches, and other places where residents can comfortably gather to enjoy recreational activities.

Sometimes encouraging local residents and young people to co-design some of their common areas can help community culture, such as mural painting projects and sidewalk or street painting.

Connectivity

Connectivity is intended to reduce the tendency for communities to become insular or exclusionary towards neighbourhoods or other groups that they perceive to be different. Connectivity initiatives work to create linkages between different groups and neighbourhoods, whether physical (such as connecting walkways or shared open spaces) or social (such as shared events or communication networks between different neighbourhoods). Initiatives that link local communities to other levels of government, including grant or advocacy programs, can also support connectivity.

Capacity

Capacity builds on Jane Jacobs' observations on the importance of having diverse land uses and demographics within individual neighbourhoods. This principle promotes having a range of shopping, social, and recreational spaces within each community, including a high number of socially positive uses known as stabilizers. Examples of stabilizers might include centrally located park gazebos or centralized "town squares" between different neighbourhoods to encourage connections between residents of different neighbourhoods.

These can serve to reinforce the other second-generation CPTED principles, but also to guard against too high a concentration of land uses that can detract from safety when their numbers are higher than the neighbourhood can support. Examples of land uses that, in high numbers, can exceed the capacity of a neighbourhood include bars, pawn shops, or abandoned buildings on a block.

2.3   Working Together – The Benefit of Interdisciplinary Teams

Research across many professions shows that interdisciplinary team collaborations are most effective. Including members of the community, where feasible, will also improve the final outcomes of planning and development. This document provides city staff, developers and designers the basic principles to apply their projects. It allows an interdisciplinary team to function with a single language, despite the difference in their professions.

To implement Beaumont's CPTED program, all relevant projects will be reviewed by CPTED-trained City staff from a variety of disciplines, as detailed further in Section 4.0 of this document. It should be noted that some of the principles of CPTED may conflict with each other depending on the project. A decision will then have to be made to determine which principle has the greatest positive impact on the most people.

The following chapters set out examples of strategies that have worked and may work for a specific project. The chapters guide the user through the principles of CPTED as they apply to various types of urban spaces and have been augmented with photographs for clarity.

3.0   Planning and Development Guidelines

This section sets out guidelines for each CPTED principle that are to be considered and incorporated as appropriate in neighbourhood plans and public and private development projects. For ease of use, they conform to the categories and typologies used in the Beaumont Urban Design Guidelines where applicable. Specific review processes are described in Section 4.0, Implementation.

3.1   Neighbourhood Plans

This section sets out principles to be considered and incorporated in all new and most substantially amended statutory and non-statutory neighbourhood-level plans (including Area Structure Plans, Neighbourhood Structure Plans, Area Redevelopment Plans, but not including Outline Plans, which are largely built out in Beaumont) and subdivision plans. The guidelines in this section relate primarily to elements that can be incorporated at the level of a land use concept or subdivision plan. Proponents are encouraged to consult the guidelines for specific land uses to be included in their neighbourhoods for additional guidance regarding CPTED-related policies they may include in their plans.

3.1.1   Natural Surveillance

1. Design neighbourhoods with a mix of land uses and housing types, to support a variety of activity patterns that offer surveillance at more times of the day, and to encourage use by pedestrians and cyclists whose presence can increase feelings of safety.

2. Plan trails and walkways so they are located close to, and visible from, nearby buildings, streets, and other activity areas. Where possible, avoid using tall, opaque fencing along property boundaries that border trails and walkways (Figure 1).

3. Avoid pedestrian underpasses and other isolated or concealed routes. Those that cannot be avoided or modified will need special attention to sight lines, lighting, complementary activities, video surveillance, and the absence of entrapment areas nearby (Figure 2).

Figure 1: Low fencing along walkways can enhance visibility and safety for trail users

4. Consider including policy guidance to encourage low-density residential design features that promote natural surveillance (including living room and kitchen windows that face the street and other public outdoor spaces, front porches, and entrances clearly visible from the street) and to minimize protruding front garages that can hide front entrances and create a blank façade along the street.

Figure 2: Attractive, even lighting, and clear sightlines help make this pedestrian underpass feel safer after dark. (Image: CITYSPOT)

3.1.2 Access Control
1. Ensure building entrances and access routes are located to be visible from higher- traffic areas, and not near potential hiding places or entrapment areas.

3.1.3 Territoriality
1. Design neighbourhoods to incorporate and celebrate significant features such as entranceways, natural or heritage features, or views.
2. Consider consultation with the surrounding community during design, in order to incorporate features that promote a sense of community ownership, such as bulletin boards, murals, or public art.
3. To promote foot traffic and a sense of community ownership, design an appealing public realm through the implementation of the Beaumont Urban Design Guidelines where applicable.

3.1.4 Image and Maintenance
1. Ensure design features are developed alongside a plan for regular maintenance to maintain their effectiveness. Notably, surfaces and layouts should be designed with consideration for mowing, weeding, and snow clearing/storage, and fixtures and amenities should be chosen to be vandalism resistant. The design should allow easy removal of graffiti and litter and quickly repair property damage.

3.1.5 Cohesion
1. Consider consultation with the community in choosing public art installations for new parks, neighbourhoods, and other developments.
2. Incorporate prominently located, well-defined, and multi-purpose common spaces that can provide a venue for community activities. Where feasible, collaborate on the design of these spaces with residents, as true community ownership only occurs when residents themselves are part of the decision-making and, if possible, building a shared facility or running a local event. For example, if residents include amateur gardeners, consider providing a site for a community garden. Resident-driven activities, in turn, will have a powerful impact on increasing the effectiveness of CPTED and building a sense of community.

3.1.6 Culture
1. Design public plazas and parks that incorporate and encourage the potential for special event programming and public art that support the culture of a space or area. Where possible, collaborate on the design of these spaces in order to foster community ownership.

3.1.7 Connectivity
1. Plan neighbourhoods that allow for safe and convenient connections to surrounding destinations using a variety of travel modes, including walking and cycling. This includes incorporating a mix of land uses that encourages non-motorized travel and spontaneous interactions, as well as providing physical routes and pathways to encourage regular use and support natural surveillance. Trails and walkways should provide a connection or have a destination, rather than a loop or dead-end.

2. Ensure proposed transit stop locations can accommodate appropriate lighting, seating, and weather protection to encourage use (Figure 3).
3. Connectivity also goes beyond physical connectivity to surrounding communities. It also refers to the social, cultural, and economic links one neighbourhood has to the surrounding neighbourhoods. For example, it may be possible to co-locate a weekend farmers market between two residential

Figure 3: The transit stop at Ken Nichol Regional Recreation Centre incorporates a transparent, weatherproof, well-lit shelter in a location that is visible from the street and the Centre entrance.

neighbourhoods so residents of both areas can share, and participate, in weekend activities. It might also be possible to co-locate a sports facility, such as a hockey rink or basketball court, so different neighbourhoods can sponsor friendly tournaments that provide opportunities to get to know each other.

3.1.8 Capacity

1. Plan neighbourhoods that balance the advantages of creating larger, mixed-use community hubs with the benefits of interspersing civic/institutional, commercial, and residential uses throughout a community. One way to achieve this along commercial main streets is to build residential apartments above commercial storefronts, along with careful placement of windows so residents can observe the streets below.
2. Consider incorporating a mix of commercial (e.g. retail, entertainment), civic/institutional (e.g. recreation, education), and residential (e.g. detached, multi-unit, secondary suites) uses within a single parcel or development/neighbourhood area, to encourage a balanced mix of users throughout the day and foster natural surveillance.
3. To encourage a diversity of uses and users in a neighbourhood or development, incorporate activity areas that are suitable for a variety of ages and life stages throughout the year. Such areas (including playgrounds, spray parks, seating areas, band shells, or other features) should be designed to minimize potential conflict between user groups and incorporate natural surveillance. Consultation with local community groups during the design process is recommended.

4. Ensure hangout locations that will likely be popular with teens (e.g., skate parks) are integrated into the

Figure 4: Beaumont's skate park is in a visible location along 50 Street and next to a shopping centre.

neighbourhood in a prominent location and located near complementary uses such as retail areas or recreation facilities (Figure 4).

3.2 Streets

Streets are a valuable public amenity and take up significant space in the urban context. They form part of the public realm and function as a public space where people conduct their business and interact with each other. Well-designed streets with a distinct aesthetic can foster a public realm that hosts a range of users conducting business and/or visiting for pleasure. Streets with a positive public realm experience can transform from a transportation thoroughfare into a destination where people live work and play.

Streetscapes with multiple users and land uses should support safe and enjoyable movement and connections along their length. Streets where the user feels unsafe will be avoided, leading to a cycle of even lower perceptions of safety and even less pro-social use. Main streets may benefit from a CPTED review to ensure all the users and land uses are cohesive and establish a safe space for residents, businesses, and visitors.

The City and the adjacent property owners share the responsibility of maintaining a streetscape that feels welcoming and safe. City-focused guidelines that support welcoming streetscapes are included in Section 3.3 of this document (Open Spaces, Parks, and Trails). Whereas owner-focused guidelines are found in the later subsections addressing specific building typologies.

Collector roads, local roads and lanes do not have special direction for public realm design in the Beaumont Urban Design Guidelines. Design concepts should be reviewed at the Area Structure Plan/ Neighbourhood Structure Plan level and at the subdivision level to ensure they support the principles of CPTED at a high level. This will help ensure that land uses and residential streets work together. There may be projects that require a more focused CPTED review of a specific street or road.

Centre-Ville Main Street requires developments to incorporate active, ground-level uses and exhibit significant elements of traditional French architecture to enhance the area and ensure it stands out as the heart of Centre-Ville. It will be particularly important to apply the principles of CPTED to retain the significant importance and theme of Centre-Ville in Beaumont.

3.3 Open Spaces, Parks, and Trails

These spaces are the urban and suburban green spaces that citizens use for active and passive recreation, organized sports, walking, playing, and entertainment. It is critical that the planning of new or the redevelopment of existing green spaces be reviewed specifically for safety.

Beaumont continually explores the viability of new trail connections to improve pedestrian and bicycle connectivity throughout the City.

3.3.1 Natural Surveillance

1. Locate trails, walkways, and outdoor amenities (such as benches, transit stops, bike racks, and parking pay stations) where they have clear, well-lit sightlines from nearby activity areas

(e.g. buildings with active ground-floor uses) and where passing drivers, cyclists and/or pedestrians can observe people using them.

2. Locate key activity areas, such as playgrounds, dugouts, or bleachers, where they are visible from windows, passing citizens, or parking lots (Figure 5).

3. Avoid using tall, opaque fencing, particularly along property boundaries that border trails and walkways. Use wrought iron type, visually permeable fencing if needed.

Figure 5: This playground is clearly visible from both the street and nearby homes.

4. Concentrate high traffic routes to help users choose safe routes, n particular after hours.

5. Consider installing lighting fixtures that are scheduled to operate during the park's hours of operations or automatic lights (such as motion-senor) during after hours. Additional lighting considerations are listed in Appendix B.

6. Avoid dense landscaping or park topography that can reduce sight lines and encourage hiding spots. Consider sight lines during all four seasons.

7. Good landscaping includes a wide combination of innovative and interesting landscaping designs, keeping in mind that sightlines and visibility from surrounding areas are paramount (Figure 6). Additional landscaping considerations are listed in Appendix C.

8. Orientate public washrooms and/or accessory buildings so the entrances are visible from the street or other high-activity public areas.

Figure 6: Landscaping along a public pathway incorporates visible rest areas and good sightlines.

9. Where public buildings, such as public washrooms are intended to serve a large park, locate them near the parking area or other major access point, and ensure they are closed outside of the park operating hours. Where public washrooms serve a playground, ensure the entrance is visible from the playground.

3.3.2 Access Control

1. Promote wayfinding in a neighbourhood or building site through the use of a well-connected, easy-to- understand roadway and pathway layout.

2. Use signage and wayfinding markers to identify the most important nighttime pathway routes and any park facilities intended for use after dark and focus a lighting strategy on this network. Doing so can help concentrate nighttime use along key routes and help users make informed decisions regarding route choices and safety.

3. Incorporate junctions or exits along trails, linear parks, and other potential movement predictors at consistent and predictable distances, no less frequent than every 300 m or

as set out in the Land Use Bylaw.

4. Ensure pedestrian routes are visible, clearly defined, and appropriately lit on public streets, walkways, parking areas to building entrances and other destinations.

5. Ensure design features, such as landscaping, fencing, grade changes, awnings, or paving surfaces, highlight appropriate entrances and pathways and encourage their use. Conversely, ensure design features discourage access to adjacent private properties, and to areas or routes that are not to be used or present potential physical or mental harm to future users.

6. Fencing or hedges may be appropriate in some public areas to prevent children from running into the street. These should be low and visually permeable.

7. Design parking lots with a limited number of clearly defined entrances and travel routes within the lot. Use design features to ensure both vehicles and pedestrians can easily see and use the appropriate entrances and routes.

8. Use mechanical or organizational access control where appropriate to complement natural access control design elements. For example, use gates or bollards to prevent pathway access for unauthorized vehicles (Figure 7).

Figure 7: Gates can be used to restrict trail access where required

3.3.3 Territoriality

1. Public spaces should have all accessible areas designed with a clear intended purpose and with delineated boundaries. The intended outcome of designing with purpose is to eliminate "dead zones" that can attract undesirable activity.

2. Exterior design and landscaping should communicate a sense of ownership and care for the premises. Provided they are well maintained, features such as flower beds or seasonal decorations can all communicate that a space is occupied and valued.

3. Ensure the choice and location of design features, such as benches, trees, pavers, and grade changes, clearly identify travel and rest areas. They should also identify the boundaries of private areas, as well as any semi-public areas (such as front walkways) that act as a transition to private areas (Figure 8).

Figure 8: In Centre-Ville, differences in pavement texture and the location of amenities such as trees and benches clearly show the difference between semi- private patio areas, the travel area, and the rest area along the sidewalk.

4. Ensure landscaping does not block signs or entrances to green spaces.

5. The space should be appropriately signed to support users' wayfinding, to identify who owns

the space, and to indicate who to call for maintenance issues.

6. Ensure hours of operation are clearly posted and any nighttime lighting is turned off after hours.
7. Where a parking lot fronts on a public street, incorporate low fencing or landscaping to provide a buffer between the parking area and the sidewalk.
8. Use landscaping and pedestrian walkways to buffer, frame, and subdivide surface parking lots, while ensuring that sightlines into, out of, and within the parking area are maintained.

3.3.4 Image and Maintenance

1. Maintain the visual and physical appearance of 'upkeep' and 'cleanliness'. (Figure 9).
2. Ensure that tree trimming and garbage pick-up schedules are appropriate, and that vandalism remediation is quick and consistent.
3. Ensure lighting is in good repair and there is a process for receiving complaints and ensuring regular maintenance.

Figure 9: A well-maintained and attractive rest area encourages community use of public spaces.

4. Ensure design features are developed alongside a plan for regular maintenance to maintain their effectiveness. Notably, surfaces and layouts should be designed with consideration for mowing, weeding, and snow clearing/storage, and fixtures and amenities should be chosen to be vandalism resistant. The design should allow easy removal of graffiti and litter and quickly repair property damage.
5. Avoid long expanses of plain walls or fencing that may attract graffiti. Where a solid wall is needed, consider commissioning a mural, using building materials of varied textures and colours, or incorporating landscaping.

3.3.5 Cohesion

1. Include the potential for community and special event programing in the site design concept. Consider consultation with the surrounding community to incorporate activity areas that are suitable for a variety of ages and life stages throughout the year. Such areas (including playgrounds, spray parks, band shells, gazebos, or other features) should be installed in locations to minimize potential conflict between user groups.

2. Consider consultant with the community in choosing public art installations for new parks, neighbourhoods, and other developments.
3. Community notice boards provide an opportunity to share information to the community. Community boards can act as a common ground for residents to meet at.
4. To minimize graffiti and increase social cohesion, consider engaging artists from the local community to create murals on features such as blank walls or utility boxes (Figure 10).

Figure 10: Locally relevant images on utility boxes can discourage vandalism.

3.3.6 Culture

1. Design public plazas and parks that incorporate gathering areas and encourage the potential for special event programming. Where possible, collaborate on the design of these spaces in order to foster community ownership.
2. Murals and other public art support the community, help celebrate what is important in the neighbourhood, and attract residents to the space.
3. Celebration of Centre-Ville culture and history should be included in all Centre-Ville developments. This can be through public art, event space, colour and design.

3.3.7 Connectivity

1. Trails, linear parks, and walkways should provide safe and convenient connections to nearby neighbourhoods or a clearly marked destination with appropriate signage.
2. Gathering areas are critical to parks, as they allow residents to come together and meet others from their neighbourhood or adjacent neighbourhoods. In turn, they support natural surveillance and positive social activity for the area.

3.3.8 Capacity

1. Parks and open spaces must ensure barrier free ingress and egress, good lighting, and all other items that increase perceived safety and that they operate as designed. (Figure 11).
2. Parks and open spaces should have clearly delineated areas to accommodate passive uses and spaces for residents to meet.

Figure 11: A local park with clear uses, access routes and sightlines can be a positive activity generator for a neighbourhood

3. Playgrounds, parks, and recreation areas must be sized for the appropriate uses and the projected amount of users. One park in a large area of apartment buildings may be too small for the number of users.

Additionally, if the area is for organized sports or city-wide use, it will be drawing people from a wide area.

4. The Central Plaza is the centre of celebration in Centre-Ville and must be designed with flexibility to accommodate higher user numbers, as well as different kinds of events and activities that provide for both public and private programming year-round.

3.4 Civic / Institutional Developments

Civic buildings are places where the City of Beaumont and other levels of government provide public services, such as libraries, fire stations and other administrative offices. Institutional buildings include, but are not limited to, schools, colleges and other public institutions.

3.4.1 Natural Surveillance

1. Building occupants should have clear sightlines to exterior spaces. Minimize obstructions at night and obstructions causes by seasonal needs, such as winter snow storage.
2. Encourage clear sightlines into civic/institutional buildings for increased visibility and safety within the building. The CPTED reviewer should take in consideration the building use, balance the privacy needs of building occupants when planning and evaluating sight lines and related design features.
3. Design interior and exterior building forms to avoid hiding places and entrapment areas (Figure 12).
4. Ensure even exterior lighting, without shadows or glare, at entrances and on walkways to parking lots. Additional lighting considerations are listed in Appendix B.
5. Where possible, buildings should face nearby public spaces to encourage building occupants to use these areas.

Figure 12: Good visibility at the library entrance promotes a sense of safety for those entering and leaving the building

6. Good landscaping includes a wide combination of innovative and interesting landscaping designs, keeping in mind that sightlines and visibility from surrounding areas are paramount. Additional landscaping considerations are listed in Appendix C.

3.4.2 Access Control

1. Control access to buildings and spaces by minimizing the number of entrances, using robust key controls, and locating entrances adjacent to windows to improve sight lines. Access control can also include fencing, landscaping, changes in elevation, staffed entrances, and other features (Figure 13).

Figure 13: A staffed entrance with clear guidance for visitors acts as organizational access control.

2. Use perimeter control, such as hedges or fencing, to direct staff and visitors to the proper entrances.
3. Keep the area around the building clear of items or design features that could be used to break

a window or to climb to a balcony or roof.

3.4.3 Territoriality

1. Where possible, group civic and institutional uses together or with appropriate commercial uses, to allow for the creation of common spaces that can foster territoriality and natural surveillance (Figure 14).
2. Exterior design and landscaping should communicate a sense of ownership and care for the premises. Provided they are well maintained, features such as flower beds, seasonal decorations, or window displays can all communicate that a property is occupied and valued.

Figure 14: Co-location of City Hall and the Library creates a civic hub that supports foot traffic at all times of day.

3. Use design features such as landscaping or low/see through fences to identify property lines and the boundaries of private areas.
4. Where a parking lot fronts on a public street, incorporate low fencing or landscaping to provide a buffer between the parking area and the sidewalk (Figure 15).
5. Use landscaping and pedestrian walkways to buffer, frame, and subdivide surface parking lots, while ensuring that sightlines into, out of, and within the parking area are maintained.

Figure 15: A well-maintained buffer between a school parking lot and sidewalk creates a more comfortable streetscape and demonstrates care for the premises.

6. Ensure building address numbers and business signage are clearly visible, including after dark.

3.4.4 Image and Maintenance

1. Ensure design features are developed alongside a plan for regular maintenance to maintain their effectiveness. Notably, surfaces and layouts should be designed with consideration for mowing, weeding, and snow clearing/storage, and fixtures and amenities should be chosen to be vandalism resistant. The design should allow easy removal of graffiti and litter and quick repair of property damage.
2. To create a welcoming streetscape and encourage positive activity, avoid locating "dead" spaces, such as parking entrances or garbage enclosures, on main street frontages.
3. Avoid long expanses of plain walls or fencing that may attract graffiti. Where a solid wall is

needed, consider commissioning a mural, using building materials of varied textures and colours, or incorporating landscaping (Figure 16).

3.4.5 Cohesion

1. Where appropriate for the building use, incorporate prominently located, well-defined, and multi-purpose indoor and outdoor common spaces that can provide a venue for community activities. Consider the potential to collaborate on the design of these spaces in order to foster community ownership.

Figure 16: A locally themed mural at the community centre entrance discourages vandalism while communicating civic history and identity.

2. Consider consultation with the community in choosing public art installations for new parks, neighbourhoods, and other developments.

3.4.6 Culture

1. Design public or common areas that encourage the potential for special event programming. Where possible, collaborate on the design of these spaces in order to foster community ownership.
2. To minimize graffiti, consider engaging artists from the local community to create murals on features such as blank walls or utility boxes.

3.4.7 Connectivity

1. Incorporate community bulletin boards and/or signage with information on local services, taxis, and transit at businesses and public facilities (Figure 17).
2. Sharing public space can bring in the larger community, which activates the area outside of work hours.

3.4.8 Capacity

1. Incorporate adequate public and common space to ensure staff can find a spot to have lunch, make a phone call, or visit (Figure 18).
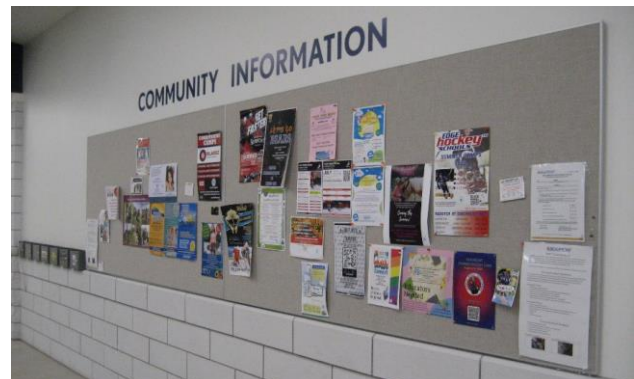
Figure 17: Notice boards in public buildings can support social cohesion through information sharing.

Figure 18: Visible outdoor seating at City Hall offers a lunch spot that supports natural surveillance and social activity

3.5   Mixed-Use Developments

Mixed-use buildings are places where commercial and residential uses can be developed in the same building and provide a variety of services, including retail, office and restaurant.

Mixed-Use buildings in Centre-Ville are differentiated from the Main Street typology by their use of more contemporary forms of architecture compared to the Main Street typology's emphasis on traditional French architecture. This should be included in any CPTED review in Centre-Ville.

3.5.1 Natural Surveillance

1.   Residential and commercial entrances should be separated as much as is feasible in the building design to ensure they are not mixed up.
2.   Ensure even exterior lighting, without shadows or glare, at entrances and on walkways to parking lots. Additional lighting considerations are listed in Appendix B.
3.   Ensure views into and out of buildings are not obstructed by winter snow storage.
4.   As appropriate for the building use, balance the privacy needs of building occupants when planning and evaluating sight lines and related design features.
5.   Design building forms to avoid hiding places and entrapment areas.
6.   Good landscaping includes a wide combination of innovative and interesting landscaping designs, keeping in mind that sightlines and visibility from surrounding areas are paramount. Additional landscaping considerations are listed in Appendix C.

3.5.2 Access Control

1.   Design the commercial and residential entrance(s) to be clearly different and related to use. These could include colour, form, materials, signage, or some combination. Sightlines to the doors should be clear with no hiding spots or cubby holes (Figure 19).
2.   Use clear signage to mark "employees only" areas of businesses.
3.   Position reception desks or cash registers with a clear view of building entrances. and encourage employees to greet all customers.

Figure 19: Residential (left) and storefront (right) entrances in this mixed-use building have clearly distinguishable forms.

4.   Keep the area around the building clear of items or design features that could be used to break a window or to climb to a balcony or roof.
5.   Ensure locks, door/window hardware, and access card systems are appropriate for the building use.

3.5.3 Territoriality

1.   Exterior design and landscaping should communicate a sense of ownership and care for the premises. Provided they are well maintained, features such as flower beds, seasonal decorations, or window displays can all communicate that a property is occupied and valued (Figure 20).

2. Ensure the choice and location of design features such as benches, landscaping, fences, pavers, and grade changes clearly identify travel and rest areas along streets and walkways. They should also identify the boundaries of private areas, as well as any semi-public areas (such as front walkways) that act as a transition to private areas.
3. Where a parking lot fronts on a public street, incorporate low fencing or landscaping to provide a buffer between the parking area and the sidewalk.
4. Use landscaping and pedestrian walkways to buffer, frame, and subdivide surface parking lots, while ensuring that sightlines into, out of, and within the parking area are maintained.
5. Ensure building address numbers and business signage are clearly visible, including after dark.

Figure 20: Well-maintained entrance features and window signage communicate a high level of care for a shopfront.

3.5.4 Image and Maintenance

1. Ensure design features are developed alongside a plan for regular maintenance to maintain their effectiveness. Notably, surfaces and layouts should be designed with consideration for mowing, weeding, and snow clearing/storage, and fixtures and amenities should be chosen to be vandalism resistant. The design should allow easy removal of graffiti and litter and quick repair of property damage.
2. To create a welcoming streetscape and encourage positive activity, avoid locating "dead" spaces, such as parking entrances or garbage enclosures, on main street frontages.
3. Avoid long expanses of plain walls or fencing that may attract graffiti. Where a solid wall is needed, consider commissioning a mural, using building materials of varied textures and colours, or incorporating landscaping.

3.5.5 Cohesion

1. Where appropriate for the building use, incorporate prominently located, well-defined, and multi-purpose indoor and outdoor common spaces that can provide a venue for community activities. Consider the potential to collaborate on the design of these spaces in order to foster community ownership.

3.5.6 Culture

1. Design public plazas and parks that incorporate and encourage the potential for special event programming. Where possible, collaborate on the design of these spaces in order to foster community ownership.
2. Consider including activity nodes that encourage appropriate use by seniors, teens, and other groups who may gather there. Where such nodes will be included, work with relevant community groups to design them.

3.5.7 Connectivity

1. Incorporate community bulletin boards and/or signage with information on local services, taxis, and transit at local businesses and public facilities.

3.5.8 Capacity

1. Ensuring there is adequate space for each use in a mixed use development will help ensure the "mix" works well.

3.6 Commercial Developments

Commercial buildings can be found in many areas of Beaumont, including Centre-Ville, usually located on major road corridors. They include both shopfronts and smaller-scale office uses. They are highly visible and incorporate prominent signage or sign pylons.

3.6.1 Natural Surveillance

1. Ensure the windows of businesses are not obscured by posters, grates, frosting, or other opaque features. To promote safety on the street, it is important for building occupants to be able to see what is happening on the street. To promote staff safety, it is important for passers-by to be able to see what is happening inside the business (Figure 21).

Figure 21: A commercial development with clear shop windows and appropriate landscaping offers good sightlines and a sense of safety.

2. As appropriate for the building use, balance the privacy needs of building occupants when planning and evaluating sight lines and related design features.
3. Design building forms to avoid hiding places and entrapment areas.
4. Ensure even exterior lighting, without shadows or glare, at entrances and on walkways to parking lots. Additional lighting considerations are listed in Appendix B.
5. Ensure interior shelving displays are configured to minimize hiding places and allow staff to monitor aisles easily.
6. Good landscaping includes a wide combination of innovative and interesting landscaping designs, keeping in mind that sightlines and visibility from surrounding areas are paramount. Additional landscaping considerations are listed in Appendix C.
7. Ensure views into and out of buildings are not obstructed by winter snow storage.

3.6.2 Access Control

1. Use clear signage to mark "employees only" areas of businesses.
2. Position reception desks or cash registers with a clear view of building entrances. and encourage employees to greet all customers.
3. Ensure locks, door/window hardware, and access card systems are appropriate for the building use.
4. Keep the area around the building clear of items or design features that could be used to break a window or to climb to a balcony or roof.

3.6.3 Territoriality

1. Design commercial developments that support a range of small- to large-scale businesses. Where possible, "wrap" larger formats in smaller formats to increase entrances and windows fronting on public areas and minimize blank walls.

2. Consider the use of design features (including logos, signage, or colour selection) to communicate a development's brand or identity. For malls, consider how common elements can be employed throughout the site.

3. Exterior design and landscaping should communicate a sense of ownership and care for the premises. Provided they are well maintained, features such as flower beds, seasonal decorations, or window displays can all communicate that a property is occupied and valued.

4. Ensure the choice and location of design features such as benches, landscaping, fences, pavers, and grade changes clearly identify travel and rest areas along streets and walkways. They should also identify the boundaries of private areas, as well as any semi-public areas (such as front walkways) that act as a transition to private areas (Figure 22).

5. Where a parking lot fronts on a public street, incorporate low fencing or landscaping to provide a buffer between the parking area and the sidewalk.

Figure 22: A grade change with stairs offers a transition from the public sidewalk to the business entrance.

6. Use landscaping and pedestrian walkways to buffer, frame, and subdivide surface parking lots, while ensuring that sightlines into, out of, and within the parking area are maintained (Figure 23).

7. Ensure building address numbers and business signage are clearly visible, including after dark.

Figure 23: Landscaping that subdivides a parking lot and buffers it from the street can create a more welcoming public environment.

3.6.4 Image and Maintenance

1. Ensure design features are developed alongside a plan for regular maintenance to maintain their effectiveness. Notably, surfaces and layouts should be designed with consideration for mowing, weeding, and snow clearing/storage, and fixtures and amenities should be chosen to be vandalism resistant. The design should allow easy removal of graffiti and litter and quick repair of property damage.

2. To create a welcoming streetscape and encourage positive activity, avoid locating "dead" spaces, such as parking entrances or garbage enclosures, on main street frontages.

3. Avoid long expanses of plain walls or fencing that may attract graffiti. Where a solid wall is needed, consider commissioning a mural, using building materials of varied textures and colours, or incorporating landscaping (Figure 24).

Figure 24: Landscaping and varied exterior materials can provide visual interest on a solid wall and discourage graffiti.

3.6.5 Cohesion

1. In commercial areas, such as shopping malls, non-retail uses such as libraries may contribute to opportunities for cohesion. It may also help commercial areas to create a sense of place by including so-called "third spaces". These are places like bookstores with reading areas, places of worship, and cafes that encourage social activities like game playing.
2. Where appropriate for the building use, incorporate prominently located, well-defined, and multi-purpose indoor and outdoor common spaces that can provide a venue for community activities. Consider the potential to collaborate on the design of these spaces in order to foster community ownership.

3.6.6 Culture

1. Design public plazas and parks that incorporate and encourage the potential for special event programming. Where possible, collaborate on the design of these spaces in order to foster community ownership.
2. Consider including activity nodes that encourage appropriate use by seniors, teens, and other groups who may gather there. Where such nodes will be included, work with relevant community groups to design them (Figure 25).

Figure 25: A small outdoor common area offers an entrance feature and gathering place.

3.6.7 Connectivity

1. Incorporate community bulletin boards and/or signage with information on local services, taxis, and transit at local businesses and public facilities.

3.6.8 Capacity

1. To promote pedestrian activity, minimize off-street parking located between the front building façade and the public sidewalk. Balance the need for the parking lot to be visible with the need to ensure it does not disrupt the quality or connectivity of the public realm (Figure 26).

Figure 26: Prominent storefronts are balanced with clear parking access in this commercial development.

3.7 Industrial Developments

Industrial buildings include warehouses, storage facilities, and manufacturing plants, as well as larger "business park" office uses and offices that support industrial operations. Generally, these buildings have a large volume and scale and are built on larger lots.

3.7.1 Natural Surveillance

1. All entrances, including service entrances, should allow building occupants an unobstructed view of their surroundings when leaving the building.
2. As appropriate for the building use, balance the privacy needs of building occupants when planning and evaluating sight lines and related design features.
3. Design building forms to avoid hiding places and entrapment areas.
4. Ensure even exterior lighting, without shadows or glare, at entrances and on walkways to parking lots. Additional lighting considerations are listed in Appendix B.
5. Consider using see-through perimeter fencing, to allow any after-hours activity in storage yards to be visible (Figure 27).
6. Ensure views into and out of buildings are not obstructed by signage, objects, winter snow storage or any other seasonal storage.

Figure 27: See-through perimeter fencing discourages unauthorized activity in the storage yard after hours.

3.7.2 Access Control

1. If the access gate to a storage area does not have a direct attendant, ensure the gate and approach are visible from the building office or shopfront.
2. Position reception desks or cash registers with a clear view of building entrances and encourage employees to greet all customers.
3. Consider incorporating perimeter landscaping, with proper maintenance, that can make fences more difficult to access. Perimeter control will be important in industrial areas as there tend to be few people or businesses operating after typical work hours.
4. Keep the area around the building clear of items or design features that could be used to break a window or to climb to a balcony or roof.
5. Use clear signage to mark "employees only" areas of businesses.
6. Ensure locks, door/window hardware, and access card systems are appropriate for the

building use.

3.7.3 Territoriality

1. Exterior design and landscaping should communicate a sense of ownership and care for the premises. Provided they are well maintained, features such as flower beds, seasonal decorations, or window displays can all communicate that a property is occupied and valued (Figure 28).

Figure 28: Exterior landscaping helps communicate that a self-storage facility is active and monitored.

2. Use design features such as landscaping or low/see through fences to identify property lines and the boundaries of private areas.
3. Ensure building address numbers and business signage are clearly visible, including after dark.

3.7.4 Image and Maintenance

1. Ensure design features are developed alongside a plan for regular maintenance to maintain their effectiveness. Notably, surfaces and layouts should be designed with consideration for mowing, weeding, and snow clearing/storage, and fixtures and amenities should be chosen to be vandalism resistant. The design should allow easy removal of graffiti and litter and quick repair of property damage.
2. Avoid long expanses of plain walls or fencing that may attract graffiti. Where a solid wall is needed, consider commissioning a mural, using building materials of varied textures and colours, or incorporating landscaping.

3.7.5 Cohesion

1. The addition of protected outdoor areas and picnic tables will help build cohesion amongst staff.

3.7.6 Culture

1. Where possible, collaborate on the design of public art and gathering spaces in order to foster community ownership.

3.7.7 Connectivity

1. Ensure industrial areas have adequate connection to residential areas by many modes of transportation such as walking, public transit, biking, or driving. This will ensure ease of access to the site.
2. Large areas of industrial uses can mean that large sections of the community are empty after work and on weekends; it is important to keep community safety and vibrancy in mind in site planning.

3.7.8 Capacity

1. Consider incorporating supportive uses like restaurants or convenience stores into large industrial areas for increased natural surveillance. (Figure 29).

Figure 29 A small-scale, locally owned coffee shop on a visible corner offers a gathering place within an industrial area and supports capacity, culture, and cohesion.

3.8 Medium/High Density Residential Developments

These are developments that are mainly residential and more than two storeys in height. They come in a variety of shapes and sizes, including low-rise apartments and larger, mid-rise buildings.

3.8.1 Natural Surveillance

1. To promote pedestrian activity, consider designing ground-floor residential units with direct entrances from adjacent streets and walkways. Design and set back these entrances to create a semi-private transition zone to each one.
2. Provide for clear sightlines into and out of building lobbies by incorporating large windows in the building design and ensuring the lobby is configured so that all areas of the lobby are visible.
3. As appropriate for the building use, balance the privacy needs of building occupants when planning and evaluating sight lines and related design features.
4. Design building forms to avoid hiding places and entrapment areas.
5. Ensure even exterior lighting, without shadows or glare, at entrances and on walkways to parking lots. Additional lighting considerations are listed in Appendix B.
6. Consider wiring all front porch and common area lights to a central circuit, so residents do not need to remember to turn them on to ensure even lighting throughout the development. This also avoids demonstrating which residents are not home.
7. Ensure views into and out of buildings are not obstructed by winter snow storage or any other seasonal storage.
8. Incorporate semi- permeable screening (e.g. trellises, low hedges) that provides a sense of privacy while maintaining sightlines (Figure 30).
9. Good landscaping includes a wide combination of innovative and interesting landscaping designs, keeping in mind that sightlines and visibility from surrounding areas are paramount. Additional landscaping considerations are listed in Appendix C.

Figure 30: A low hedge around a ground-floor patio (left) defines the private area while allowing clear sightlines..

3.8.2 Access Control

1. Ensure the choice and location of design features such as benches, trees, fences, pavers, and grade changes clearly identify travel and rest areas along walkways. They should also identify the boundaries of private areas, as well as any semi-public areas (such as front steps) that act as a transition to private areas.
2. Keep the area around the building clear of items or design features that could be used to break a window or to climb to a balcony or roof.

3.8.3 Territoriality

1. Define the ownership and use of outdoor areas immediately adjacent to buildings. For instance, use pavers, landscaping, or other design features to delineate private yard space intended for the residents of a ground-floor unit.
2. Design common amenity areas and gathering spaces in semi-private areas that are clearly for residents, and that benefit from natural surveillance from adjacent units (Figure 31).

Figure 31: A seating area in the common yard of a townhouse development provides a visible gathering space for residents.

3. Exterior design and landscaping should communicate a sense of ownership and care for the premises. Provided they are well maintained, features such as flower beds, seasonal decorations, or window displays can all communicate that a property is occupied and valued.
4. Where a parking lot fronts on a public street, incorporate low fencing or landscaping to provide a buffer between the parking area and the sidewalk.
5. Use landscaping and pedestrian walkways to buffer, frame, and subdivide surface parking lots, while ensuring that sightlines into, out of, and within the parking area are maintained.
6. Ensure building address numbers and information signage are clearly visible, including after dark (Figure 32).

Figure 32: Building address and maintenance/emergency contact information is clearly posted at this apartment entrance.

3.8.4 Image and Maintenance

1. Ensure design features are developed alongside a plan for regular maintenance to maintain their effectiveness. Notably, surfaces and layouts should be designed with consideration for mowing, weeding, and snow clearing/storage, and fixtures and amenities should be chosen to be vandalism resistant. The design should allow easy removal of graffiti and litter and quick repair of property damage.

2. To create a welcoming streetscape and encourage positive activity, avoid locating "dead" spaces, such as parking entrances or garbage enclosures, on main street frontages.

3. Avoid long expanses of plain walls or fencing that may attract graffiti. Where a solid wall is needed, consider commissioning a mural, using building materials of varied textures and colours, or incorporating landscaping (Figure 33).

Figure 33: Landscaping offers visual interest at an otherwise blank end wall of a townhouse development.

3.8.5 Cohesion

1. Consider keeping projects or individual components (wings, buildings) to less than 40 units, to facilitate the development of smaller groups of residents who know each other.

2. Consider placing common mailboxes or community notice boards in a weather-protected and highly visible location to encourage spontaneous interactions. Also consider clustering other types of features that encourage social gathering around the mailboxes, such as outdoor tables and chairs (Figure 34).

3. Where appropriate for the building use, incorporate prominently located, well-defined, and multi-purpose indoor and outdoor common spaces that can provide a venue for community activities. Consider the potential to collaborate on the design of these spaces in order to foster community ownership. Uses such as gardening, horseshoes, or special events on site will bring residents together and allow them to know their neighbours (Figure 35).

Figure 34: This community mailbox has been placed in a central, visible location near a parking lot and seating area, providing an opportunity for neighbours to cross paths

Figure 35: A shared garden area at a townhouse complex allows neighbours to share an activity and get to know one another.

3.8.6 Culture
1. Design public areas that incorporate and encourage the potential for special event programming. Where possible, collaborate on the design of these spaces in order to foster community ownership.

3.8.7 Connectivity
1. Incorporate community bulletin boards and/or signage with information on local services, taxis, and transit at local businesses and public facilities.
2. Developments with common areas or event space can encourage residents to connect and include surrounding residents in special events.

3.8.8 Capacity
1. Adequate parking should be supplied to reduce illegal or unwanted parking in the neighbourhood.

4.0 Implementation

Implementation of these CPTED guidelines in Beaumont is intended to take place as part of a sustainable, multi-disciplinary, and user-friendly CPTED program. As detailed in the subsections below, implementation will rely on existing development processes wherever possible, to minimize additional requirements and timelines. The primary purpose of the City's CPTED program is to assist community builders in creating safe and desirable neighbourhoods, buildings and public places. In turn, this can promote the well-being of Beaumont residents and a greater return on investment for the business and development community.

4.1 Initial Implementation

Following the adoption of the guidelines, several initial steps will be needed to lay the groundwork for an effective CPTED program in Beaumont. These include:

- Reviewing the City's Land Use Bylaw, Beaumont Urban Design Guidelines, and General Design Standards to ensure they support and enable the CPTED guidelines' recommendations, and to harmonize these documents where needed;
- Establishing or amending applicable policies and procedures to ensure roles and responsibilities for CPTED implementation are clearly defined and understood, including who, when, and what will be reviewed and approved, and how. This will initially include a framework for incorporating CPTED review into the Design Review Committee's scope, as well as a decision-making framework for addressing conflicting CPTED principles during a review;
- Identifying and implementing ongoing training requirements for staff, with more extensive training (as desirable, including formal ICA CPTED Certification Program [ICCP] certification from the International CPTED Association) for those with a more direct role in evaluation and implementation (e.g. Planning and Development, Protective Services, Infrastructure, Recreation, Community and Social Development, etc.). Training opportunities for outside parties (e.g. developers, community groups) may also be considered;
- Revising application forms and developing materials that set out CPTED brief requirements (including a risk analysis and how guidelines have been applied in response) for applicants and reviewers. This may include the development of a Terms of Reference for commercial and complex development permit applications that will include CPTED alongside a variety of other application considerations and guidance;
- In partnership with the RCMP, developing and distributing accessible community resources that provide tips for residents and businesses on implementing CPTED principles at their homes or premises, and considering how to recognize outstanding examples.

4.2 Approval Requirements

Once the initial implementation steps have been completed, CPTED reviews will be required as part of the following development applications:

- New and most substantially amended statutory and non-statutory neighbourhood plans and amendments (Area Structure Plans, Area Redevelopment Plans, Neighbourhood Structure Plans, with the exception of Outline Plans, which are largely built out in Beaumont)
- Greenfield (new neighbourhood) subdivision applications
- Major development permit applications (e.g. complex commercial, institutional, mixed-use,

multi- unit residential)
- Development permit applications within the Centre-Ville area
- Design and redevelopment of municipal parks and trails (where this is not captured under the applications listed above)

In all cases, review comments will refer to specific CPTED principles, consider identified risks, and consider relationships to adjacent properties and streets.

For applications where CPTED review is not identified as a requirement above, such as for low-density residential construction, developers and builders are strongly encouraged to incorporate these guidelines where applicable. They can help create safer places and result in more attractive and cost-effective development in the long term.

4.2.1   New Plans, Plan Amendments, and Subdivisions

This section will apply to new Area Structure Plans, Area Redevelopment Plans, and Neighbourhood Structure Plans. It will also apply to plan amendments that substantially affect the land use concept (as determined through discussion between staff and the applicant), such as through major changes in land uses, their locations, or the transportation network. It will also apply to greenfield (new neighbourhood) subdivisions.

Staff will identify CPTED as a requirement during pre-development consultations. Applicants will be required to provide a brief describing how their proposal meets the City's CPTED guidelines as part of their application. This brief will be included in the circulation to City departments (whose staff training requirements will be identified and completed during the initial implementation of this program) and will be specifically reviewed by an ICCP-certified member of the City's Planning staff. Comments will be provided and addressed to the City's satisfaction through the existing application review process before the application proceeds to the approval authority. This may include supplementary meetings with CPTED-trained staff and/or with the applicant to resolve any conflicting comments or principles.

4.2.2   Development Permits

This section will apply to development permit applications that are currently subject to the Beaumont Urban Design Guidelines; namely, major development permit applications city-wide (multi-family, mixed-use, complex commercial, base buildings) and all development permits within the Centre-Ville area.

The CPTED review process will be integrated with the urban design review process. Staff will identify CPTED as a requirement during pre-development consultations. Applicants will be required to provide a brief project summary describing how their proposal meets the City's urban design and CPTED guidelines as part of their application. As with plan and subdivision circulations, this brief will be included in the application circulation to City departments, whose reviewers will have received CPTED training that is accredited by the International CPTED Association (ICA). The design brief, lighting plan, and landscape plan will also be reviewed by CPTED-trained Planning staff. Staff may meet internally with CPTED-trained staff and/or with the applicant to discuss recommendations and resolve any potentially conflicting comments. The City's Design Review Committee will also consider CPTED in its recommendations and may provide an additional venue for addressing conflicting comments.

4.3 CPTED Program Evolution

The City recognizes that CPTED is a complex field of practice, and that developing a CPTED program in Beaumont that is robust yet appropriately streamlined will take time and be a learning process for staff, applicants, and residents. The initial steps and approval requirements set out above are therefore a starting point for the development of this program. As highlighted in Section 2.3 above, collaborative and interdisciplinary review processes, coupled with dedicated resources, are central to the success of a CPTED program.

The CPTED program and this guidelines document will require regular review to evaluate their outcomes and ensure they continue to meet community needs in a user-friendly manner. Evaluation may consider development approval timelines and applicant/staff feedback, as well as information on crime rates and user feedback regarding developments evaluated under the City's CPTED process. This is a living document, and it may be revised or added to as the City of Beaumont needs.

Future refinements to the program may include the establishment of a specific CPTED Advisory Committee including both internal trained staff and external representatives, the incorporation of committee meetings into the review process, the expansion and refinement of submission brief requirements, and other initiatives as appropriate.

Appendix A: Glossary

Access control is a first-generation CPTED principle that involves defining a space to indicate who belongs in it and whether/how they may access it.

Capacity is a second-generation CPTED principle that supports having a range of socially positive land uses in a community, to guard against too high a concentration of land uses that can detract from safety when their numbers are higher than the neighbourhood can support.

Civic/institutional developments are places where Beaumont and other levels of government provide public services such as libraries, fire stations, and other administrative offices. Other institutional buildings include, but are not limited to, schools, colleges, and other public institutions.

Commercial developments include smaller-scale offices and storefronts, and are developed primarily for businesses to serve clients and the public.

Community Culture is a second-generation CPTED principle that relates to the importance of bringing people together to get to know one another and develop a sense of common purpose and belonging, independent of a specific problem to be solved. By creating a sense of community and mutual obligation, it can make people more willing to intervene when they witness harmful behaviour.

Connectivity is a second-generation CPTED principle that involves creating linkages between different groups and neighbourhoods, reducing the tendency for communities to exclude those they perceive to be different.

Entrapment areas are places where a user may be unexpectedly cornered in a hidden location with no means of escape.

ICA CPTED Certification Program (ICCP) is the ICA's professional certification program for CPTED practitioners. At the time of writing, this program has two levels: ICCP Certified CPTED Practitioner (ICCP-Practitioner) and the more advanced ICCP Certified CPTED Professional (ICCP-Professional).

ICA CPTED Course Accreditation Program (CAP) is the ICA's framework for recognizing a CPTED training program as an accredited ICA CPTED course. Accredited courses allow their graduates to access an accelerated pathway to ICCP certification (see above).

Image and Maintenance is a first-generation CPTED principle that can promote the desired use of the space and encourage people to treat it with respect. It supports other principles by ensuring design features continue to serve their intended purpose.

Industrial developments include warehouses, storage facilities, manufacturing plants, business-park style offices, and, generally, buildings of a large volume and scale that have limited windows and/or public interaction.

International CPTED Association (ICA) is a professional non-government organization dedicated to implementing CPTED around the world. The ICA's mission is to create safer environments and improve the

quality of life through the use of CPTED principles and strategies. The ICA offers a worldwide competency-based certification program for CPTED Practitioners (see ICA CPTED Certification Program, above).

Mechanical access control uses technological features such as fences, gates, or keys to control access to a space.

Mechanical surveillance involves the use of technological solutions (such as security cameras and CCTV) to conduct surveillance.

Medium/High Density Residential developments are mainly residential developments up to four storeys in height.

Mixed-Use developments are places where commercial and residential uses can be developed in the same building and provide a variety of services, including retail, office and restaurant.

Movement predictors are design elements that direct people along a certain path. They range from sidewalks and pathways, to wayfinding signage, to informal footpaths.

Natural access control uses natural features such as grade changes or landscaping to control access to a space.

Natural surveillance (also known as informal surveillance) is a first-generation CPTED principle that encourages the intentional placement of physical features to maximize visibility and offer clear sightlines.

Organizational access control uses human presence, such as that provided by a greeter or reception desk, to control access to a space.

Organizational surveillance involves the use of formal programs (such as police patrols or neighbourhood watch programs) to conduct surveillance.

Positive activity generators encourage the presence of activities that are appropriate for a space and attract appropriate users and uses, and may include storefronts, porches, landmarks, recreation facilities, or special events.

Public Realm is the external urban spaces in a community that are publicly accessible, including streets, walkways, plazas parks, and other outdoor public areas.

Social Cohesion is a second-generation CPTED principle that describes the positive social relationships that develop between residents as they work together to solve specific community problems.

Stabilizers are positive activity generators that ensure socially harmful uses do not dominate in a particular area.

Territoriality is a first-generation CPTED principle that involves using design features to indicate who owns and is responsible for a space, and how it should be used.

Wayfinding is the use of signage, color, and other design elements to help users understand and navigate a space.

Appendix B: General Lighting Guidelines

The relationship between lighting and crime is not simple. In some cases lighting an area is desirable, in others it is not. The risk assessment process is where these questions are answered. However, lighting does have a direct link to fear levels in outdoor areas.

There are many technical specifications regarding lighting beyond the scope of this general guidebook. Lighting engineers employ terms such as lux (a measure of illumination), luminaire (the light fixture), lumens (a measure of light at its source), and ballast (an electrical device to regulate voltage on a lamp). Lighting engineers are also adept at choosing the correct type of lamps for use in particular situations. However, they require information from a proper risk assessment in order to determine which lighting is appropriate and which lighting is not.

Criminological research is not definitive; by some claims, many night-time street crimes occur when lighting levels are lower. Keeping in mind that over-lighting does not solve crime (and detracts from the enjoyment and natural function of a night sky), in many cases recommended levels are far too low. This reiterates why a crime and risk assessment is needed to determine appropriate lighting.

General outdoor lighting guidelines:

- Lighting should clearly and evenly illuminate pedestrian activity areas, including building entrances, pedestrian walkways, bike storage areas, and parking lots. Well used walkways, sidewalks, and linear parks need independent lighting. Potential entrapment areas, like vestibules off sidewalks, should also be well lit.
- Lighting should illuminate faces at 15 metres.
- Lighting should be positioned to direct light downwards, minimizing glare, strong shadows, light pollution, and light trespass onto neighbouring properties.
- Ensure light trespass is minimized. Unintended, and usually unwanted, light shining into windows may cause people to close their blinds which reduces natural surveillance.
- When lighting is not targeted appropriately, light pollution may occur. Often from commercial, institutional, and industrial areas, this over lighting creates a glow of untargeted light.
- Lighting choices should consider the required strike and re-strike times, as well as the need for accurate colour rendition (how easily colours can be distinguished); better colour rendition generally requires white rather than yellow light.
- Implement light levels that are appropriate to the intended use of the space. A parking lot, for instance, will likely require more or brighter lighting than a downtown sidewalk. It may also be inappropriate to light areas that are not intended for use after dark, as lighting may encourage activity.
- It takes time for eyes to become fully adapted to the dark when moving out of a lit area. When a person moves into a dark area, it is difficult to see others and may increase decision making times. Avoid sharp transitions between well-lit and unlit areas, to minimize the momentary blindness, called retinal adaptation, that can result from moving quickly from one to the other.
- Lighting in parking areas should permit users to see into their vehicles before entering them.
- Consider lighting timers and motion detectors in areas not intended for regular use after dark, such as rear garages, loading bays, storage access, and park buildings. These can

reduce energy consumption while discouraging unwanted activity.
- Light and light pole maintenance is critical. It is important to consider where lights will be located. It will be more difficult to maintain or replace lights that are difficult to reach or require specialized equipment to access.

Common exterior lighting types

Metal halide: white, excellent colour rendition and good energy efficiency, but high initial cost and slow strike time (time to reach its full brightness) and restrike time (time required before it can be turned on again after shutoff). Useful for exterior conditions for general lighting, such as bright, white lighting in high-risk areas such as parking lots.

Low pressure sodium: orange, instant strike time when hot, very energy efficient but very poor colour rendition. Useful only for rear door or security bays.

High pressure sodium: bright yellow/pink, average colour rendition, and energy efficient but high initial cost and slow strike time. Useful for exterior conditions for general lighting, such as roadways.

Induction lighting: a newer lighting source on the market, as yet uncommon in public use. Bright white, very long lifespan, instant strike, and energy efficient, but also high initial cost and shorter lifespan in cold weather.

LED (light emitting diode) lighting: a newer lighting source on the market which is becoming more popular for public use. White, good colour rendition, no glass to vandalize or gas to escape, but also higher (but falling) initial cost.

For more detailed information on lighting specifications see R. I. Atlas, *CPTED and Lighting, Reducing Crime, Improving Security*, Guidebooks for Design Professionals, Number 2, available at www.cpted.net.

Appendix C: General Landscaping Guidelines

Visually aesthetic landscaping with a mix of short and tall shrubs, deciduous and coniferous, and other landscaping treatments will draw users to an area. Well maintained and tidy landscaping will help increase those users' perceptions of safety.

Choosing and maintaining the appropriate vegetation is important. Low shrubs and trees with high canopies may be important in areas where natural surveillance and sightlines are a priority. However, in areas where visibility and screening is not an issue, more variety is available.

- Incorporate landscaping to promote positive activity through aesthetic, shading, wind blocking, and biodiversity benefits.
- Ensure landscaping is selected, located, and maintained to eliminate hiding places and entrapment areas, and to avoid blocking sight lines or lighting. This will require consideration for maximum plant size, growth rates, and maintenance requirements.
- Concealed or isolated routes, if they cannot be removed or modified, can become safer if landscaping is modified, sight lines are clear, and they are supported by emergency telephones or electronic surveillance.
- Visually permeable fences are critical where natural surveillance is paramount. Choice of fence should also support Image and Maintenance. While chain link fence may be appropriate for industrial or construction areas, residential or park fencing should be a wrought iron type fence that looks good.
- Solid fencing is appropriate if access control is a primary concern. However, there is significant risk of graffiti vandalism on a solid wall. Murals may help with this.
- Signage should be clearly visible and easy to understand. Any surrounding landscaping should be low and not likely to obscure the sign as it grows.
- Keep all landscaping from blocking windows, doors, signs, and benches.
- Ensure any rocks or stones are located where they will not be used to throw at people or property or are big enough that they cannot be thrown.
- Trees add a positive aesthetic image to a walkway, park, or street. They are good for separating different areas of a park or providing shade.
- Trees are often planted in groups of 3, 5, or 7. It is critical to ensure these groups are not overly dense and that sight lines are maintained.
- Coniferous trees should be located carefully as they can be effective wind breaks, but can also be used as hiding spots and tend to be denser and affect sight lines. Researching the appropriate type of coniferous tree may eliminate this issue as some are more visually permeable.
- Create a hierarchy of space when the public domain has multiple uses. The "legibility" of public spaces (people's ability to understand their intended use) is reinforced with a hierarchy from public, to semi public, to private land uses through buffers, grade changes, and plantings.

Appendix D: Guideline Development Process

The Beaumont CPTED guidelines were developed through a comprehensive process of background research, community engagement, and expert review.

During the background and preparation stage of the project, ending in October 2021, City staff completed basic training in CPTED concepts, researched best practices from other jurisdictions, and developed a project charter and community engagement plan.

In November and December 2021, City staff led an initial round of engagement aimed at learning about community members' priorities for safety and comfort in public areas. Activities included:
- A meeting with a project Advisory Committee comprising representatives from the City's Planning and Development, Protective Services, Infrastructure, Recreation, and Community and Social Development departments, as well as the RCMP, the local development industry, and the Beaumont Chamber of Commerce;
- A community survey, combined with the City's Winter City Strategy survey taking place at the same time; and
- A presentation and a drop-in event at the Chantal Bérubé Youth Centre.

Building on the engagement findings and additional research, City staff prepared a first draft of the CPTED guidelines in winter 2022. In March 2022, an external expert consultant and the project Advisory Committee completed an initial review of the draft.

In April 2022, the external expert reviewed a revised draft of the guidelines in detail. Based on their feedback, City staff again revised the draft.

In May 2022, City staff presented the draft to the community for review in conjunction with CPTED awareness and education activities. Engagement opportunities included:
- A community survey aimed at seeking feedback on the proposed guidelines;
- A presentation from the RCMP's Crime Reduction Coordinator on improving home security through CPTED at the City's Spring Kick-Off event;
- An information booth at the same event providing CPTED information, promoting the community survey, and providing an in-person opportunity to review, comment on, and ask questions about the guidelines;
- An additional circulation to the Advisory Committee for comment on the guidelines and implementation strategy.

Based on the feedback received, City staff revised the guidelines a final time before presenting them to Senior Leadership Team for endorsement in July 2022.
Information on the comments received during both rounds of community engagement is documented in detail in a What We Heard Report available under separate cover.

Appendix E: City of Beaumont Policy Direction

E1 Our Complete Community: Municipal Development Plan
The Municipal Development Plan was adopted in March 2019 and provides guidance for Beaumont's future growth and development over a 30-year time horizon. It contains the following policies related to crime prevention and the built environment.

- Policy 3.8.6: Civic structures and facilities shall employ the principles of Crime Prevention through Environmental Design, which may include:
  - Natural access control (how entrances, exits, fencing, landscaping, and lighting to [sic] guide how people access a space)
  - Natural surveillance (placement of features such as windows, lighting, and landscaping)
  - Territorial Reinforcement (ex. Using landscaping, pavement designs, signs, and fences to define property lines and distinguish private and public space)
- Policy 4.6.1: Crime Prevention Through Environmental Design principles should be considered for the design of new neighbourhoods, development and redevelopment of buildings, open spaces, pathways, and parking areas to enhance the effective and safe use of the space.
- Policy 6.3.4: Trails shall incorporate design principles that increase safety and reduce crime.
- Policy 8.1.2: Land-use planning, engineering, and design shall: a) Implement Crime Prevention Through Environmental Design principles; ...

E2 Our Inclusivity: Social Master Plan
The Social Master Plan was adopted in June 2019 to provide direction for social supports and services for Beaumont over the next 10 years. Its vision is to enhance the well-being of Beaumont residents through compassion, inclusion, and resiliency. Identified plan outcomes include basic needs, access to services, and safety and security, all of which are linked to physical safety in the community and are thus influenced by CPTED.

The Social Master Plan includes the following action in Section 5A of the Social Determinants of Health Action Plan (Appendix B of the Social Master Plan): "Consider opportunities for review that implement Crime Prevention Through Environmental Design (CPTED) principles."

Complementary actions in the same section include:
- Engage with various population groups to better understand their community safety issues and co-design solutions; and
- Continue to work with RCMP, neighbourhoods, and community organizations to address community safety issues as they arise.

E3 Our Places and Play: Recreation, Parks, and Facilities Master Plan
The Recreation, Parks, and Facilities Master Plan was adopted in January 2020 and provides a 10-year plan for the management and development of Beaumont's recreational programs and facilities.

It notes that some participants in the public engagement completed for the plan reported feeling unsafe in City parks and public areas, and that there was a desire for a higher maintenance standard in City parks.

The plan's action item 3.A.7 is to "incorporate CPTED guidelines in future outdoor facility planning."

E4 Beaumont Urban Design Guidelines
The Beaumont Urban Design Guidelines were adopted in March 2020 to ensure high quality urban design that reflects the City's French heritage and its evolving role as an urban centre.

For all types of buildings covered by the guidelines throughout Beaumont (civic/institutional, mixed-use, commercial, industrial, and medium/high density), and for all sites in the designated Main Street area in Centre-Ville, an essential consideration is to "Consider Crime Prevention Through Environmental Design (CPTED) principles for building orientation, programming, and design of sites."

Additionally, the streetscape design guidelines for Centre-Ville include the following requirement: "Incorporate Crime Prevention through Environmental Design (CPTED) principles in streetscape design."

Other guidelines in the document reflect CPTED principles, including:
- Use street furniture/hard surface design elements such as patio seating and/or landsacpe features to delineate clearly public spaces from private spaces.
- Provide pedestrian-oriented lighting along pedestrian routes in parking lots.
- Provide appropriate lighting for bicycle parking areas.
- Locate bicycle parking within the sight of the main entrances to buildings.
- Provide clear windows/visibility adjacent to public plazas and public open spaces.
- Landscaping, outdoor seating, pedestrian scale lighting are encouraged in pedestrian zones, particularly where they connect to a trail network.

These CPTED guidelines are intended to offer additional guidance and resources for incorporating CPTED principles into sites and buildings covered by the Beaumont Urban Design Guidelines.

E5 Our Connectivity: Transportation Master Plan
The Transportation Master Plan, adopted in August 2020, provides direction for transportation planning and engineering in Beaumont for a 25-year time horizon. The plan is intended to promote a resilient, safe, inclusive, and effective transportation network for users of all modes of transportation.

Much of the safety focus in a transportation context is on minimizing the risk and impact of collisions and ensuring supportive facility maintenance. However, personal safety is another important consideration, especially for those not travelling in private vehicles. The Transportation Master Plan notes that users must feel safe if they are to use transit and active modes more often, and that feelings of safety can be promoted by well-lit and visible facilities. This general observation is reflected in the following policies:
- Policy 4.9: Active transportation facilities and supportive infrastructure shall be planned and built in a manner that maximizes safety and access for users of all ages and abilities, with consideration for nearby land uses and mode priorities within the network.
- Policy 5.7(e): Park and Ride lots should be … connected safely and conveniently to the active transportation network.

More specifically, policy 5.7(d) states that "Park and Ride lots should be … designed with Crime Prevention Through Environmental Design principles in mind, including lighting and natural surveillance."

These policies provide specific guidance for the use of CPTED principles in Park and Ride design. Insofar as CPTED principles promote safety and feelings of safety, the policies also provide more general guidance for their use in other transit and active transportation facilities.

E6 Age-Friendly Strategy

The Age-Friendly Strategy was adopted in July 2021. It sets out an action plan for Beaumont to develop as an age-friendly city where the well-being and full inclusion of older people supports an accessible, healthy and vibrant community for everyone. Community dimensions addressed in the strategy include outdoor spaces and buildings and transportation. By promoting feelings of safety in public areas, CPTED principles can be applied to help make streets, parks, trails, public buildings and other public facilities more inclusive for people of a range of ages and abilities.

Specific actions recommended in the strategy that can be supported by CPTED or by these guidelines are:

- Incorporate age-friendly and accessibility considerations into new development and infrastructure guidelines, standards, and programs.
- Facilitate the distribution of the Walking Audit checklist for use by interested residents and community groups, to help identify areas where walkability could be improved.
- Develop a program to support local businesses in becoming more age-friendly, including accessibility resources and a recognition program.
- Ensure that data collection and service planning for the City's on-demand transit pilot project explore and address the specific transportation needs of various demographic groups, including older people.
- Work with community organizations to implement a snow-clearing program (such as a "snow angels" program) to connect residents who need help with snow clearing with those who can provide this service.
- Incorporate age-friendly and accessibility considerations into the next review and update of the Beaumont Urban Design Guidelines and the General Design Standards.
- Establish a bench and shade tree dedication program.
- Develop and implement wayfinding standards for city parks and trails, as well as for the downtown area.

E7 Land Use Bylaw

Various policies in Beaumont's Land Use Bylaw 944-19 support the implementation of CPTED principles. These are listed below, along with the principles each supports.

CN 3.3.6(c)(ii), and similar locations in all other zones: Design elements that allow for casual surveillance, not including digital surveillance, are expected to be included in the design. These elements may include, but are not limited to, door placement, large window areas, high quality interior and exterior lighting, a physical layout that reduces the vulnerability of pedestrians, the placement and use of soft landscaping that limits areas of concealment, and integrating the pedestrian network with building entrances. (Natural surveillance)

CN 3.3.6(c)(iii), and similar locations in all other zones: All permanently installed lighting shall be directed downward, be shielded in a manner to not be directed to adjacent lots, and shall not, in the opinion of the Development Authority adversely impact safety. All permanently installed lighting shall be compliant with International Dark-Sky Association requirements. (Natural surveillance)

CN 3.3.8(a)(iv), and similar locations in IN and MN: Entrance features shall be wholly visible from the principal thoroughfare. (Natural surveillance)

CN, IN, and MN permit a porch and fence frontage type, wherein a porch provides surveillance over the street and a low fence delineates the private realm. Front fences shall be no higher than 1 m (3.3.8(c)(v) and equivalent locations). (Natural surveillance)

IN, MN, MS, and C permit a shopfront frontage type, wherein extensive front windows provide surveillance into and out of the building. A minimum of 50% of the ground floor façade shall be composed of non-glazed windows and doors in IN, MN, and C (3.4.8(f)(vii) and equivalent locations); a minimum of 70% in MS (3.6.8(c)(vii)). Sidewalk Cafés may be incorporated with this frontage type as per Beaumont's Sidewalk Café Guidelines (3.4.8(f)(viii) and equivalent locations). (Natural surveillance)

In CN, IN, MN, MS, and C (3.3.9(i) and similar locations) a fence, wall, or screening may not exceed 1.0 m within a principal frontage or 1.8 m height on any other portion of a lot. For all these zones except MS, a permit is required for a fence exceeding 1.0 m in height on a secondary frontage. (Natural surveillance, access control)

Due to the nature of BLI uses, all lots shall provide a fence, wall, or screening around the perimeter of the site. Fencing, walls, or screening shall not exceed 1 m within a principal frontage, or 2.5 m on any other portion of a lot (3.8.9(i)). (Natural surveillance, access control)

All zones: Any parking area having a minimum number of parking stalls that are visible from an adjoining site, or from a thoroughfare other than a lane, shall have perimeter planting. The location, length, thickness and height of such perimeter planting at maturity shall, in conjunction with a change in grade or other natural or man-made features, be sufficient to provide substantial interruption of the view of the parking area from any adjoining site and enhance the view of the parking area from any adjacent thoroughfare (3.3.10(b)(i) and equivalent locations; minimum parking stalls varies by zone). (Natural surveillance)

All zones: Parking lots shall be designed to efficiently, comfortably, and safely direct pedestrians from parking areas and entrance features. Walking areas shall be a minimum of 2 m wide, be well marked, be separated by grade from driving or parking areas, and be integrated with landscaping. Parking lots shall not be located in the principal frontage (3.3.10(b)(ii) and equivalent locations). (Access control)

All zones: Bicycle parking structures shall be highly visible and shall include a permanent rack or hook-up system. Creative integration with the development is encouraged (3.3.10(c)(i) and equivalent locations). (Natural surveillance)
All zones: 3.5.10(c)(ii) 3.6.10(c)(ii) 3.7.10(c)(ii) 3.8.10(c)(ii) All non-residential buildings less than a specified square footage shall provide parking for at least 6 bicycles per building. All non-residential building greater than or equal to that square footage shall provide parking for 6 bicycles per entrance (3.3.10(c)(ii) and equivalent locations; square footage varies by zone). (Natural surveillance)

The MN district provides maximum setbacks that can increase natural surveillance on public streets (3.5.6(a)); the MS district provides standard 2-m setbacks that achieve the same purpose (3.6.6(a)).

The intent of the MN district (3.6.1) is to provide a pedestrian-oriented form of development, which can increase natural surveillance on public streets. Its Heritage Resources Overlay (3.6.11) contributes to territoriality and identity.

3.3.7(c) and equivalent sections would likely need to be amended to refer to CPTED guidelines in addition to BUDG

Part 4 is intended to provide guidance for consistent, visible and clear signage and its maintenance (territoriality)

Amendments to 5.2.5 are not likely required to accommodate CPTED guidelines (these are the factors that may be considered when evaluating a proposed LUB amendment).

5.14.3(i) indicates that CPTED assessment may be required for a DP

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