



Guide to Crime Prevention Through Environmental Design

Lacombe County's Guide to Applying
CPTED to Your Property

FEBRUARY 2018



"The proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, and to an improvement in quality of life."

Timothy Crowe

PREAMBLE

Rural crime was one of the leading issues raised during the *Municipal Development Plan* and *Land Use Bylaw* review. Crime Prevention Through Environmental Design (CPTED, pronounced SEP-TED) sets out easy to incorporate design principles for your property which can greatly reduce the chance of a crime occurring. Lacombe County is dedicated to the safety of its residents and has therefore included policy to support and encourage developers to integrate CPTED principles into the design of their developments. Numerous County staff are also being professionally trained as certified CPTED Practitioners to be able to assess and review design plans for future development and carry out site assessment for homes and businesses.

CPTED principles can be applied not only to industrial, commercial and residential multi-lot development but also to individual developments like homes, garages and farms. Many of the principles are simple design changes such as landscaping, fencing or lighting. Homes, businesses and recreational areas should provide safe and secure environments, applying CPTED principles to your development can make a tremendous difference and allows you to take a proactive approach to reducing crime.

These guidelines have been developed to assist developers and landowners in understanding CPTED principles, why they are beneficial and how they can be incorporated into homes, businesses and any other development projects.

Planning and Development staff are available to answer any questions that you may have concerning CPTED principles.

Dale Freitag, RPP, MCIP
Manager of Planning Services
Lacombe County

Introduction

Policy:

The County's *Municipal Development Plan* (MDP) encourages and supports developers of both multi-lot and single developments (residential, industrial, commercial and recreational developments) to incorporate Crime Prevention Through Environmental Design (CPTED) principles into the design of developments.

ECON 5.7.6 Crime Prevention Through Environmental Design (CPTED)

The County shall support and encourage the incorporation of CPTED standards to help mitigate crime in and around developments.

BENV 6.8.7 Crime Prevention Through Environmental Design (CPTED)

The County shall support and encourage the design of development to incorporate CPTED standards to help mitigate developments from crime.

What is CPTED

CPTED is based on the idea that simple and proven methods of design can be incorporated into the built environment to reduce crime. Everybody uses space in a rational way, including criminals. If a space is concealed, poorly maintained and accessible then it is more easily targeted as an area used for crime, loitering or other anti-social behaviour. The CPTED principles allow anybody to easily assess their environment and apply simple and repeatable principles to their homes, neighbourhood and businesses. It allows property owners to move from a reactive approach totally dependent on law enforcement services, to a proactive approach by reducing the possibility of the crime happening in the first place.

Benefits of CPTED

Applying CPTED principles and strategies changes the environment in which they are applied to, by taking or reducing the appeal of a place for criminal activities. Research showing the benefits of CPTED principles has been around since the 1960's. Some of these benefits include:

- Reduction in crime;
- Reduction in the potential for crime;
- Decreased fear of crime;
- Improvement and beautification of the physical environment;
- Revitalization of neighbourhoods;
- Opportunities for increased community connectedness;
- Increased positive activity in the area;
- Empowers property owners to tackle crime;
- Creates efficiencies in the use of municipal law enforcement; and
- Increased collaboration between a municipality and the public.



Four CPTED Principles

1 Natural Surveillance:

This is based on the premise that when a person feels like they are being watched or they can be seen then they are less likely to commit a crime because there is a much greater chance that it could be witnessed or reported. Examples of this include, proper landscaping, windowed stairwells, visible parking lots and pathways that are effectively lit.

- Landscaping – All shrubs are a maximum height of 2 feet and all tree canopies should be a minimum of 6 feet (the 2 feet/6 feet rule).
- Lighting – must illuminate the area required, therefore shielded and focused.
- Positive Activity Generators – public activities that ensure use of the space by wanted users.

2 Access Control:

The access to a property or area is something that can be controlled. People can be deterred or directed where to enter and exit buildings, areas that are not permissible. This also enables greater observation from others to possible crimes that are happening.

- Natural – natural barriers can include prickly or hostile landscaping that is not easy to cross.
- Mechanical – mechanical controls would include gates, window locks, dead bolts, and traffic lights.
- Organized – access which is controlled or restricted through human actions such as a security guard, reception, or intercom.

3 Territorial Reinforcement:

Property is a mix of public, private and semi-private spaces and by creating barrier between these spaces, it creates clearly defined property lines. This provides a cue to people on what spaces they can use and what spaces they can't.

- Landscaping, Brick, Signage – examples may include different coloured brick, informational signage, or areas of shrubbery to prevent walk through.
- Celebrated Entryways and Wayfinding – the use of clear paths and obvious entrances is important to direct a user.

4 Maintenance:

It is natural human behaviour to treat a place as it has been treated. If a place is littered with garbage people are more likely not to use garbage receptacles. Similarly if an area is more dilapidated, it tends to illicit vandalism and criminal behaviours.

- Broken Windows Theory – this theory is based on the premise that properties/neighbourhoods that are not taken care of solicit crime. Therefore proudly maintained properties/neighbourhoods is a deterrent to crime.
- Maintenance Plans – an established plan for ongoing maintenance of a property for landscaping, building, and fencing should be incorporated into yearly budgets and planned for.



Reference Material

Lacombe County *Municipal Development Plan*

Lacombe County *Land Use Bylaw*

<http://cacpc.ca/index.html>

<http://www.cpted.net/>

<http://www.reddeer.ca/city-services/police-rcmp/crime-prevention/crime-prevention-through-environmental-design/>

<http://www.edmontonpolice.ca/CrimePrevention/CommunitySafety/CPTED.aspx>

<http://www.calgary.ca/cps/Pages/Community-programs-and-resources/Crime-prevention/Crime-Prevention-Through-Environmental-Design.aspx>

