

Section 38 Crime Prevention Through Environmental Design (CPTED) Principles

38.1 All existing and proposed developments in the City of Grande Prairie are encouraged to consider incorporating as many of the 14 CPTED principles as possible.

38.2 The CPTED principles include the following:

- a. Territoriality is the concept of creating and fostering places that are adopted by the legitimate users of the space (i.e. they take ownership), making it less likely for people who do not belong to engage in criminal or nuisance behaviour at that location. This can be achieved by clearly marking public, private, and semi-public areas through landscaping. It can be achieved through signage, by having residents beautify an area with their own street art, or by restaurant owners extending their eating areas onto streets with tables and chairs;
- b. Natural Surveillance is the concept of putting “eyes on the street,” making a place unattractive for offenders who wish to commit crime with impunity. Creating clear sightlines through street design, landscaping, lighting, and site design (i.e. neighbourhood layout) optimizes the potential for natural surveillance. Note that this is different from organized surveillance (security patrols) and mechanical surveillance (closed circuit television), which may ultimately be required in some places, however, ideally natural surveillance should make them unnecessary;
- c. Access Control refers to controlling who goes in and out of a neighbourhood, park, building, and other places. Access control includes focusing on formal and informal entry and exit points in buildings or parking areas (fencing, access gates) and signifying entranceways to parks and neighbourhoods (hedging and other types of landscaping or design);
- d. Image refers to the appearance of a place and how this is instrumental in creating a sense of place or territoriality for legitimate users of the space. A place that does not appear to be maintained or cared for may indicate to criminals that property owners and legitimate users of that place tolerate criminal activity. Regular clean-ups, graffiti vandalism removal, and litter pickup are a few ways to enhance image;
- e. Conflicting User Groups refers to instances where different user groups may conflict (e.g. a school near industrial development or a seniors’ centre near a nightclub). Careful consideration and a risk assessment of compatible land uses during the planning and siting of facilities will minimize potential conflicts between groups before they become a problem;
- f. Activity Support is the concept of filling an area with legitimate users (by facilitating and scheduling activities or events like sporting events, street music festivals, or sales kiosks) to decrease opportunities of offending with impunity. Places and facilities that are underused can become locations with the potential for criminal activity;
- g. Crime Generators are areas that may generate activities that facilitate crime. For example, 24 hour convenience or liquor stores are legitimate commercial activities. They are not problems in themselves, but their location in the community may cause conflict or unforeseen secondary activity such as late night loitering and may become ideal places for evening robberies;

- h. Land Use Mix is the concept that diversity in land uses can contribute to or detract from crime opportunities. Totally separating land uses (e.g. residential and commercial) from each other can create places that are unused during certain times of the day. However, careful transition between some land uses is critical to ensuring an activity does not increase the opportunities for crime to occur or reduce users' and residents' perceptions of their safety in the area. Careful consideration of land uses within a development but also of the surrounding land uses will reduce the opportunity for crime to occur and increase feelings of safety in the area;
- i. Movement Predictors direct people, especially pedestrians and cyclists, along a particular route or path. In some cases, they do this without providing obvious alternative escape routes or strategies for safety, as in a pedestrian tunnel or overpass. In other cases, they merely direct people in a certain direction, what designers called wayfinding. It is important to carefully design and situate movement predictors so as not to provide potential attackers with places to lie in wait for people on a certain path;
- j. Displacement in the CPTED context refers to the movement of crime in time or space and what the impact may be. Displacement includes negative displacement (crime movement makes things worse), diffusion of benefits (displacement can reduce the impact of crimes more widely than expected), and positive displacement (opportunities for crime are intentionally displaced which minimizes the impact of the crime);
- k. Cohesion is the supportive relationships and interactions between all users of a place to support and maintain a sense of safety. Though not a specific urban design function, design can enhance the opportunity for positive social cohesion by providing well-designed and carefully located spaces where this can occur, such as activity rooms, park gazebos, or multi-purpose rooms in schools and community centres. In some cases property owners or building managers can provide opportunities for social programming. This will increase the ability of local residents or users of a space to positively address issues as they arise;
- l. Connectivity refers to the social and physical relationships external to the site itself. It recognizes that any given place should not operate in isolation from surrounding neighbourhoods and instead appreciate its relationship to the whole city. Areas that isolate themselves often result in the Not-In-My-Backyard syndrome. Physical features that help accomplish this are walkways and roadways connecting a particular land use to the surrounding neighbourhoods or features such as centrally located community centres or program offices that provide services to a wider community;
- m. Capacity is the ability for any given space or neighbourhood to support its intended use. For example, excessive numbers of similar land uses in too small an area, such as abandoned buildings or bars, can create opportunities for crime. Capacity refers to a balance of uses with a full range of services for local residents to allow them to shop, enjoy recreational activities, and live in the same geographical area. This is not only good environmental sense as it cuts down on long distance auto travel, it also makes a neighbourhood more interesting and therefore increases the likelihood local residents will be proud to live there;

- n. Culture refers to the overall cultural expression of a place. Also known as “place making,” this process involves artistic, musical, sports, or other local cultural events designed to bring people together and enhance social cohesion. Physical designs that can encourage this include public multi-purpose facilities, buildings and expressions of faith, sports facilities, and areas that local artists and musicians might use. Community memorials, public murals, neighbourhood branding, and other cultural features also enhance this. Pre-existing cultural features that create a distinct identity for a place can be used to determine the design principles and policies that best support the cohesiveness and well-being of all groups living and working there.