

“The first thing to understand is that the public peace...is not kept primarily by the police, necessary as police are. It is kept by an intricate, almost unconscious, network of voluntary controls and standards among the people themselves...No amount of police can enforce civilization where the normal, casual enforcement of it has broken down.”

Jane Jacobs, (Death and Life of Great American Cities)

About this Checklist

Crime Prevention Through Environmental Design (CPTED) is site specific and because each physical environment is different and in a state of constant change there is no cookie cutter approach or absolute checklist in its application. Each development must take a fresh look at its site and plans through the CPTED lens. With this in mind, the purpose of this checklist is to provide the City of Langley and any other person, agency, developer or design team they share this with CPTED Principles, guidelines and strategies for consideration in new development, revitalization or significant renovation.

This checklist should not be construed as an all-inclusive document on CPTED; it is not intended nor should it be expected to make the user an instant expert on CPTED and Crime. CPTED on its own is not a panacea for crime and disorder. The goal of this document is to provide the City of Langley staff and the applicant and others with useful information and tools to consider as they plan and design built environments (and their review) in the City of Langley. With the understanding the City of Langley will be using this checklist and other CPTED criteria (Safe Urban Design Handout and CPTED Training) as baselines in their scrutiny of development plans being submitted for approval.

Applicant Instructions

This document is composed of practical CPTED Guideline considerations related to the planning and design process in development. The topics / sections outlined in the checklist may or may not all apply to each development. The General CPTED Section at the beginning of this checklist and all applicable Sections should be given careful consideration by the Applicant. Any questions can be directed to the Development Services & Economic Development Department at the City of Langley.

1.0 GENERAL CPTED CONSIDERATIONS

1.1 Build with Context in Mind



- a. Applicant has taken into account the site, adjacent land uses, the immediate neighbourhood and a ¼ km radius (Area of CPTED Influence) in plan and design.
- b. Applicant has taken into account the City of Langley's context and the unique nature of its neighbourhoods in plan and design.
- c. Applicant has conducted site visits both day and night.

Additional Comments: _____


1.2 Areas of CPTED Concern



- a. The applicant has identified and mitigated Areas of CPTED Concern (if any) in regards to; the development plans (architectural, landscape, lighting and security) and Hot Spots, Hot Routes, Street Disorder / Incivility, Edge Effects, Movement Predictors, Entrapment Spots, Conflicting Land Uses and / or Conflict User Groups.

Additional Comments: _____

1.3 Natural Access Control

	<ul style="list-style-type: none">a. Site and building access is clearly defined and controlled.b. It is clear where users are supposed to move through the site and to and from buildings and amenities.c. There are no excuses for wandering or loitering.d. The development and its building(s) project a reality and sense of access control.e. Natural and physical design strategies are used without creating a "Fortress".	
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Additional Comments: _____

1.4 Natural Surveillance

	<ul style="list-style-type: none">a. Building design and site layout are developed / built in such a way to maximize the potential for passive / natural surveillance.b. There is an opportunity to see and be seen.c. There are eyes on the street or place.	
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Additional Comments: _____

1.5 Territoriality



- a. Physical design, site layout, landscaping and lighting contribute to a feeling of Territorial Reinforcement.
- b. A sphere of influence is extended beyond internal private space or façade into the public realm.
- c. Transitional Zones are evident in design and layout.

Additional Comments: _____


1.6 Maintenance and Management



- a. Physical design, site layout, landscaping and lighting contribute to a feeling of Territorial Reinforcement.
- b. A sphere of influence is extended beyond internal private space or façade into the public realm.
- c. Transitional Zones are evident in design and layout.

Additional Comments: _____

1.7 Target Hardening

	<ul style="list-style-type: none">a. Non-essential exterior (egress only) doors the door hardware has been omitted / removed and partial or full door astragals are installed.b. There is no un-authorized access to exterior electrical and water services.c. Accessible doors and windows are equipped with appropriate locks.d. Building access is controlled by lock, or electronic access control system.e. Multi-tenant buildings comply with City of Langley door and intercom guidelines.f. Fixed building service ladders are secured against trespass.g. External fire escape system cannot be accessed from the ground.h. External lighting has been CPTED reviewed.i. External lighting is uniform, directed to the Horizontal plane, full cut off luminaires and applied at a pedestrian scale (where applicable).j. Anti-skateboarding treatments are architectural, artistic or themed.	
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Additional Comments:

2.0 RESIDENTIAL DEVELOPMENT

Neighbourhoods are the building blocks of a city and should be designed to facilitate sightlines around properties and encourage interaction between neighbours, sidewalks and streets.

2.1 Single Family Subdivision Design



- a. Smaller more pedestrian friendly blocks have been planned.
- b. Homes are designed with visual interest and are oriented to the public sidewalk and street.
- c. All homes including corner lots have back yards.
- d. Green space has been provided at front of homes.
- e. Natural Surveillance has been designed into all four sides of the homes.
- f. Front porches face sidewalk and street.
- g. Hard edge designs have been avoid on corner lot homes.
- h. Properties are defined through landscaping and other ground feature.
- i. 'Low Profile' garage designs have been incorporated.
- j. Neighbourhood parks are located in the centre of residential development with the front of homes facing the park on all sides.
- k. Where applicable, at least one pedestrian friendly 1.5 – 2.0 m) sidewalk has been planned.
- l. Observable walkable pedestrian friendly connections are planned between residential development and schools, Recreation Centres and Commercial / retail uses.
- m. Both street names are identified by approved City signs at all intersections.
- n. Utility, hydro, cable and phone services are placed in ground wherever practical.
- o. Above ground utility, hydro, cable and phone service boxes are wrapped in a laminate mural to resist graffiti and make clean up easier.

Additional Comments:



2.1.1 Residential Back Lanes

	<ul style="list-style-type: none"> a. Back lane is as straight as land use allows and facilitates end-to-end sight lines. b. Natural Surveillance and Overlook into the back lane has been designed in homes and garages. c. Back lane fencing is permeable and landscaping is low or by Good Neighbour Agreement will be kept trimmed lower than maximum height of fencing. d. Back lane illumination is a uniform white light source and is directed into the lane with full cut off luminaires. e. Back lane lighting avoids Light Trespass, Sky Glow and Glare issues. f. Back lanes are identified with approved City street sign at each vehicle access point from a City street.
	

Additional Comments: _____

2.2 Multiple Family Residential


2.2.1 General Guidelines

 	<ul style="list-style-type: none"> a. Design and site plan project a sense and a reality of Natural Access Control, Natural Surveillance and Territoriality. b. Development has a direct physical and visual connection / relationship with public sidewalks and street. c. Design has visible Transitional Zones that clearly identify Private, Semi-private, Semi-public and Public Space. d. Ground floor units have walk-out connection to public sidewalk. e. Design and site plan relate well with adjacent land uses, immediate neighbourhood and ¼ km radius (CPTED Area of Influence). f. There are no 'Blank Walls' especially along pedestrian routes, paths and sidewalks. g. The design of the first three floors projects Natural Surveillance and would allow / foster residential ownership to the sidewalk and street. h. Perimeter fencing and landscaping allow sight lines from living units and public realm.
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Additional Comments:


2.2.2 The First Three Floors

“People will take ownership of what they perceive as theirs”. (Oscar Newman)

	<ul style="list-style-type: none"> a. The first three floors are designed so their physical and visual presence is projected beyond the façade of the building with arcades, porches, terraces, outdoor rooms, bay windows, balconies and other features. b. The first three floors are designed with visual interest to attract observation from the sidewalk and street. c. Landscaping does not interfere with sight lines to and from the first three floors. d. There is a maintenance plan / budget to keep lines of sight clear through and over landscaping.
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Additional Comments: _____

2.2.3 Multiple Family Residential Building Entrances

	<ul style="list-style-type: none"> a. The main entrance visually stands out and is identifiable from the public sidewalk / realm. b. There is a direct pedestrian route from the public realm / sidewalk to the main entrance. c. Handicap access routes have clear sight lines along the entire route. d. Long handicap ramps have decision making pull-outs for users to stop and turn around. e. Entrance canopies, porches and roof features do not extend over adjacent ground floor living unit space. f. Landscaping maintains clear sight lines to and from the main building entrance, ground floor living unit entrances and surface parking and parkade access points. g. Pedestrian routes from surface parking lot to building entrance is direct with clear sight lines, human scale lighting and applicable signage. h. Deep alcoves and recessed entrance designs have been avoided.
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- i. Main entrance is equipped with security CCTV and video and audio intercom system that does not identify suite numbers.
- j. Required (Chubb security lock boxes or approved alternative) are recessed into the building face.

Additional Comments:

2.2.4 Multiple Family Residential Parkades




- a. Vehicle entrance design does not provide dry shelter for long term loitering or street camping.
- b. Vehicle access is controlled by card, fob key or clicker with motorized vehicle gate / door.
- c. Visitor access is controlled by intercom system that does not identify suite number and is monitored by tenant CCTV.
- d. Vehicle door / gate is permeable to allow sight lines in and out and secure against unauthorized access.
- e. Vehicle ingress and egress is monitored by High Definition (HD) Megapixel IP colour cameras with a minimum of H.264 compression, day / night, low light features in vandal resistant domes / enclosures and are secured against theft.
- f. The parkade man door adjacent to the vehicle door is for egress only. Door hardware has been removed / omitted from the public side of this man door.
- g. Tenant and visitor parking are separated and clearly defined and marked.
- h. Parkade walls, ceilings and supports are painted white.
- i. Parkade uses colour, letters or numbers and directional signage to wayfind and orient people. Signage clearly direct users to access and egress points.
- j. The same white light source is used inside and outside the parkade.
- k. Parkade walls are treated with an anti-graffiti sealant from the ground to a minimum 3.0 m height.
- l. Elevator lobby walls are glazed with clear sight lines in and out.

	<p>m. Parkade elevator lobby and cab are monitored by High Definition (HD) Megapixel IP colour cameras with a minimum of H.264 compression, day / night, low light features in vandal resistant domes / enclosures and are secured against theft.</p> <p>n. Pedestrian routes are clearly identified with pavement markings around lobby and main door access points.</p> <p>o. Parkade man doors and stairway walls are glazed or equipped with cut-outs or vision panel that provide clear sight lines in and out and reduce "Entrapment Spot" affects.</p> <p>p. Amenity rooms such as; locker, storage, bike, meeting and workshops are oriented so their doors and any glazing / security fencing face active areas of the parkade and / or elevator lobby access points.</p> <p>q. Multi-layer parkades are monitored by Emergency Communication devices and / or High Definition megapixel IP colour cameras as in 'm'.</p> <p>r. Walls of exterior stairways are glazed to street level. Main street level egress doors are half or fully glazed.</p>
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Additional Comments:

2.2.5 Multiple Family Residential Surface Parking

	<p>a. Is defined by landscaping and / or fencing that allow sight lines between parking and public realm.</p> <p>b. Is illuminated with full cut-off white light source that is directed to the Horizontal plane and avoids Light Trespass, Sky Glow and Glare.</p> <p>c. Parking surface has an even wash of light applied at the Horizontal plane with an appropriate Vertical illumination.</p> <p>d. The pedestrian route between the parking lot and building entrance is direct and landscaping facilitates sight lines while reducing opportunity for concealment.</p> <p>e. There are clearly defined safe pedestrian routes through the parking lot.</p> <p>f. Pedestrian route is illuminated with the same full cut-off white light source projected from a pedestrian scale height.</p> <p>g. Tenant and visitor parking are clearly defined and marked.</p> <p>h. In medium and low density residential development parking stalls are located close to individual living units with overlook and physical connection from each unit.</p>
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i. Property fencing is designed to enhance the visual and physical connection between resident and parking lot.

Additional Comments: _____

3.0 MIXED USE DEVELOPMENT

Mixed Use development blends residential, commercial, retail, cultural, institutional or industrial uses and can be an appropriate transition between residential and commercial uses. Mixed Use can help activate downtown commercial space day and night by placing people / care givers into previously one-dimensional environments.



- a. Design and land uses relate well to each other.
- b. Development is built with context in mind to immediate adjacencies, the surrounding neighbourhood and a ¼ km radius (CPTED Area of Influence).
- c. On site land uses are positive activity generators.
- d. There are no blank walls especially along pedestrian routes.
- e. Residential and Mixed Use entrance points are clearly defined and separate to remove excuses for wandering, loitering and tailgating.
- f. There is clarity between public space and residential space.
- g. Residential building access complies with guidelines from section 2.2.3 Multiple Family Residential Building Entrances (page 7).
- h. Border of property is defined by landscape treatments and features that direct and control access, express and extend ownership and maintain sight lines.
- i. Parkades and surface parking comply with guidelines from sections 2.2.4 Multiple Family Residential Parkade (page 8) and 2.2.5 Multiple Family Residential Surface Parking (page 9).
- j. The design and layout of the first three floors comply with guidelines in section 2.2.2 The First Three Floors (page 7).
- k. There is a visual and physical connection between the development and the public realm; sidewalk and street.
- l. Design and site layout is pedestrian friendly.
- m. There are clearly defined safe pedestrian routes through the parking lot and across any public or private vehicle lane.
- n. The development makes use of architecture, landscaping, colour, themes, surface treatments, street furniture, artwork, traffic calming and signage to orient and way-find users, define borders and project a sense of access control and territoriality.

	o. Site lighting is directed to the Horizontal plane and uses one white light source with full cut off fixtures that provide appropriate Horizontal and Vertical illumination wherever pedestrians are encouraged / allowed to go.	
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Additional Comments: _____

4.0 DOWNTOWN COMMERCIAL DEVELOPMENT



- a. Store front has distinct / unique or theme based design at a human scale that generates visual interest at the sidewalk and street level.
- b. Architectural themes, coloured surfaces, pavement stamping, boardwalks, points of interest, art, landscaping, street trees, marked pedestrian crosswalks, colour wayfinding signage and other design features and treatments have been used to personalize and extend ownership into the public realm.
- c. There is clarity between public and private space.
- d. There is a strong sense of observation and connection between the sidewalk and street and commercial retail store fronts.
- e. Pedestrian walkways / lanes are wide and pedestrian friendly with identifiable entrance portals. Walkways / lanes have been named and use expressions of personalization on surfaces and building facades. There are no "Blank Walls" along walkways.
- f. Street trees along main sidewalks and City boulevards are in grates with root barriers and comply with the City's Tree Master Plan.
- g. Applicant considered mature canopy of proposed street tree species to ensure they do not have a negative impact on public safety / security and lighting.
- h. Street trees illuminated or powered for Festival Lighting have outlets secured against unauthorized use.
- i. Store front canopies are broken up (instead of one solid mass) to reduce opportunity for long term loitering in dry shelter.
- j. If one canopy is used it has a more narrow design and / or is capable of being reeled or folded back into the store front to allow weather / elements through and prevent dry shelter.



k. Street benches and natural seating areas are conducive to short term resting rather than long term nuisance loitering and are placed where there is strong Natural Surveillance from the public realm, commercial retail and residential observers.

l. Patio tables and chairs are portable (can be taken in at night) or located within a defined patio and are secured against overnight theft.

m. Anti-skateboarding treatments are design based rather than surface mounted metal nodes.

n. Street presence is maintained with Commercial Retail frontages and mid-block parking lots have been avoided.

Additional Comments: _____

5.0 SERVICE COMMERCIAL DEVELOPMENT



- a. Site selection, layout and design avoid conflict with site neighbour and adjacent land uses.
- b. Development has strong physical and visual connection / relationship with other service commercial units and the public sidewalk and streets.
- c. The site layout is pedestrian friendly around the perimeter and on site.
- d. Surface parking is avoided on intersection corners.
- e. If surface parking is located on the corner of an intersection, it has the consent of the City and its scale is reduced and softened by landscape features and treatments.
- f. Narrow concealed and / or isolated "Movement Predictors" have been avoided;
- g. Walkways are wide and have generous sight lines.
- h. Buildings along walkway routes have glazing on facades (No Blank Walls).
- i. Vehicle lanes crossing public sidewalks have pavement treatments such as; paver stone, raised elevation, stamped concrete or colour to visually and audibly announce the space for pedestrian use.
- j. Site lighting is directed to the property and does not create Light Trespass, Sky Glow and Glare issues.
- k. Site lines are maintained from the sidewalk and street into the property and associated buildings.
- l. Landscaping has vision corridors along perimeter of property so pedestrians and CRU's have visual connections with public sidewalk and street.
- m. Unauthorized after hour access to the site or to isolated spaces are controlled by road gate, bollard or other moveable barrier.

Additional Comments:

6.0 INDUSTRIAL DEVELOPMENT



a. "Edge Effects" have been mitigated by proper site selection, design and land use relates to immediate adjacencies.

b. Site landscaping defines borders and maintains sight lines from public sidewalk and street.

c. There are clear sight lines along all pedestrian connections on site, to and from main building entrances and from visitor and staff parking to building entrances.

d. Where perimeter fencing is installed, low (60 cm) landscaping is placed on the public side of the fence.

e. Signage is used to define property, orient and wayfind users and does not interfere with sight lines or facilitate concealment.

f. Development walls accessible to the public and / or vulnerable to graffiti have mural artwork and / or are treated with anti-graffiti film / covering to a minimum three (3) m height.

g. Unauthorized after hour access to the site or to isolated spaces are controlled by road gate, bollard or other moveable barrier.

h. Site lighting is directed and avoids Light Trespass, Sky Glow and Glare issues.

Additional Comments: