

**City of Camrose**  
**Planning and Development**  
**Crime Prevention Through Environmental Design (CPTED)**

**This guideline provides general CPTED Principles, and is not a full CPTED Assessment.**

Crime Prevention Through Environmental Design (CPTED) is intentionally designing the physical aspects of an environment that may reduce or deter crime. Modifying or enhancing a building or property by employing CPTED principles can help reduce the opportunity for crime and create environments that enable people to effectively manage their own safety and security.

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

This guideline shall also be used in conjunction with the Downtown Area Redevelopment Plan (Section 23.6 Crime Prevention Through Environmental Design); as applicable, and can be requested by the Development Authority as part of a Development Permit under the City of Camrose's Land Use Bylaw Section 5.4 Supplementary Requirements For A Development Permit Application.

**Please contact the Planning and Development Department for any further information at 780-672-4428 or [planning@camrose.ca](mailto:planning@camrose.ca)**

**For further information regarding CPTED:**

[CPTED Canada – Crime Prevention Through Environmental Design](#)

[Crime Prevention Through Environmental Design \(\[edmontonpolice.ca\]\(http://edmontonpolice.ca\)\)](#)

[ICA home page \(\[cpted.net\]\(http://cpted.net\)\)](#)

## City of Camrose

### **Crime Prevention Through Environmental Design Assessment for Commercial Industrial Development and Multi-Family Residential (5 or more units)**

Crime Prevention Through Environmental Design (CPTED) is a tool that enhances community safety by influencing the physical design of spaces. CPTED principles are based on the notion that proper urban design and effective use of the built environment can mitigate criminal and unwelcome behavior. The three main principles of CPTED are **natural surveillance**, **natural access control**, and **natural territorial reinforcement**. It is recommended that the principles of CPTED be applied to commercial and industrial development projects.

#### **1. Natural Surveillance**

Natural surveillance involves the design and placement of physical features, activities and people to maximize visibility of the site to deter criminal activity - by keeping intruders easily observable. Natural surveillance is commonly associated with the establishment of clear sightlines. While generally a worthwhile goal, the pursuit of clear sightlines must be tempered by a number of considerations including the ability to capitalize and/or generate witness potential and the need to establish and provide for landscaping.

#### **2. Natural Access Control**

Natural access control is a design concept that is directed at decreasing crime opportunity. It is based on the premise that a person who is confronted with a clearly defined and/or strategically developed boundary, will typically show it some deference by respecting the way it guides and influences their movement as they transition from public through private space. Natural forms of access control include fences, low walls, landscaping, gates and any barrier that is natural for the environment including topographical features, sales counters and even distance. Natural forms of access control are particularly effective when combined with natural surveillance. The combination of natural forms of surveillance and access control can create a perception of risk in offenders that reduces their desire to step foot on the property or engage in criminal activity.

#### **3. Natural Territorial Reinforcement**

Territorial Reinforcement is a design concept that realizes that physical design can create or extend a sphere of influence so that users develop a sense of proprietorship that is noticeable to the offender. Used properly, natural surveillance and access control can help people to develop a sense of ownership about a space regardless of whether or not they own it.

Source: CPTED Canada ([CPTED Canada – Crime Prevention Through Environmental Design](#))

**City of Camrose**

**Crime Prevention Through Environmental Design Assessment for Commercial, Industrial Development and Multi- Family Residential (5 or more units)**

Name/ Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

This checklist will provide an initial crime prevention through environmental design review for your commercial or industrial development project.

**Overall Design**

- The design encourages natural surveillance by people and activities.
- The design allows clear sightlines and visibility where they are desired.
- Development is compatible with adjacent land uses.
- Clear distinction between private and public property.

**Please indicate how you will generally meet the principles of CPTED.**

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**Landscaping**

- The design and landscaping encourages solutions which maintain natural surveillance.
- The landscaping clearly defines public and private space.
- The landscaping is designed to reduce spaces where unauthorized persons can hide.
- The landscaping allows for entrances/exits that are clearly visible from the street and from parking areas.

**Please indicate how you will meet the landscaping component of CPTED.**

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\*Tip: Trim bushes and hedges to a maximum height of three feet

### **Fencing, Signage and Parking**

- The fencing allows natural surveillance from the street to the building.
- Signs visible, legible and are conveying messages clearly (ex. hours of operation).
- Signs are strategically located for maximum visibility.
- Parking is integrated with the building and landscaping.
- Parking areas are clearly visible from the building or street with neatly marked spaces.
- Entrances are accentuated with different paving materials, changes in street elevation, architectural and landscape design, so as to establish areas of influence and the impression of ownership.

**Please indicate how you will meet the fencing, signage and parking component of CPTED.**

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### **Lighting**

- Lighting provides uniform spread and reduces contrast between shadow and illuminated areas.
- The location of lighting fixtures illuminates pedestrian routes, entrapment areas or other areas requiring visibility.
- Lighting is protected against vandalism or made of vandal resistant materials.

**Please indicate how you will meet the lighting component of CPTED.**

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### **Other Surveillance**

**Please indicate any other surveillance used (video surveillance, alarm systems etc.)**

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**Any Other Comments:**

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**Disclaimer:**

This checklist, utilizing CPTED principles provides the City of Camrose with information to address concerns of safety and security within the City.

By utilizing any suggestions or recommendations provided, we cannot state that there are no future risks to safety, but it is our intention to provide useful information regarding the issues identified, to strengthen the safety measures already in place, and to encourage new safety measures where necessary.

**Sources:**

City of Armdale. Crime Prevention Through Environmental Design (CPTED) Checklist ([PLN 3 14 Crime Prevention Through Environmental Design Checklist.pdf \(armadale.wa.gov.au\)](#))

City of Grand Forks. Crime Prevention Through Environmental Design (CPTED) Area Assessment and Recommendations ([Microsoft Word - 17-125-GrandForks CPTED Report.doc](#))

County of Red Deer. Crime Prevention Through Environmental Design (CPTED)

CPTED Canada ([CPTED Canada – Crime Prevention Through Environmental Design](#))