

May 26, 2022

City of Port Moody

Re: Moody Elementary School Replacement
SOA Project #19061

Supplementary Information for the Sustainability Report regarding CPTED principles for the proposed Development Permit application for 110 Buller Street (Moody Elementary School Replacement)

- Natural Surveillance:
 - o Natural surveillance is the concept of the project environmental cue of observation that creates a perception of risk to offenders that they could be observed, identified and apprehended.
 - o Immediately across the streets to the north and west are multi-family condominium/apartments as stand-alone developments, or as part of a mixed-use complex. Both offer high levels of natural surveillance, providing plenty of “eyes on the street”, as residents will be in their units at a wide variety of times during the day and night.
 - o Having some commercial uses in the area also adds to natural surveillance, as this adds to the amount of activity at overlapping times and the amount of people in the area.
 - o In addition, residents in the immediate area typically walk in their neighborhood at various times, adding to natural surveillance in the area. This also reinforces the feeling of the area being “their” neighborhood, and therefore having a willingness to defend it from unwanted behavior.
 - o Landscape plantings are limited, and will not impede sightlines, following the standard CPTED 2’x2’x8’ landscape rule: 2’ away from doors, windows and vehicle access points; 2’ maximum height; and high-canopied trees clear-trunked at an 8’ height. By following these landscaping rules, concealment will be minimized and natural surveillance maintained.
 - o Site lighting will evenly illuminate all public area, such as pedestrian entrances and sidewalks. A common misconception is that more lighting will deter undesirable behavior. In fact, this is rarely the appropriate solution. Rather the evenness of light is critical, with bright spots and shadows being avoided. The lighting sources will be using the full spectrum of light, which highlights colours, reinforces natural vision and creates an inviting feeling of safety and security. The proposed development will use these lighting principles in its electrical lighting design.
 - o A potential area of concern is the central outdoor courtyard area, which faces east and has limited natural surveillance, mostly from the northeast area. The owner does not want to have this area fenced or enclosed. To mitigate any potential concerns, we would recommend installing video security cameras in this area, with clear signage highlighting their presence. These cameras should actually be monitored, not just fake cameras, which will quickly be discovered and therefore be useless.

- Natural Access Control:
 - o Natural access control is the physical guidance of people coming and going from a space by the judicious placement of real and physiological barriers, which project a sense of access control.
 - o There is only one vehicle entry point, located off Buller Street, which clearly defines this entry point and avoids confusion
 - o The main entry is designed to be well defined as the entry point, by the design with the large roof canopy, colours, materials, and signage, which removes excuses for unwanted wandering and loitering. This also projects a sense of access control and surveillance.
- Territoriality:
 - o Territoriality is the environmental cues to possible offenders that the space is owned, controlled and defended, and that unwelcome behavior will stand out and will be responded to by the owners, tenants or staff.
 - o The main building entry points are clearly defined, which also reinforces the feeling of territoriality. The design makes it obvious to everyone where the acceptable routes are, and emphasizes that certain behaviors are expected within the boundaries of that space.
 - o The circulation routes will be evenly illuminated for safe and visible access.
 - o Signage, including to the entrances, will be legible and visible.
 - o The development has well defined spaces that physically and visually direct people from public to semi-public to semi-private to private spaces. The public area includes the area along the streets and public sidewalks. It then transitions to semi-public as you cross the property line, and becomes obvious private spaces at the entry doors.
 - o These design items will create a sense of ownership by the staff of the building, including the surrounding property, and they will be more likely to notice and report unwelcome behavior. These environmental cues provide a perception of risk to possible offenders that the space is owned, controlled and defended.
- Maintenance and Management:
 - o Effective maintenance and management techniques project a sense of ownership, access control and surveillance. Ongoing maintenance transmits a feeling of “pride of place” that shows that someone cares what happens and is watching out.
 - o As the owner is the school district, they have a landscape maintenance program that ensures all landscaping does not become overgrown, but ensures clear visibility for all building users to see all areas of the development.
 - o Also, it is highly recommended that if there is any vandalism or graffiti, it is quickly removed within 24 to 48 hours, which will make future incidents less likely.
 - o The school district has an excellent history of maintaining their buildings and are confident that they will continue to do so for this development.

- Summary:

Overall, this project has generally followed the principles of CPTED in order to discourage crime and unwelcome behavior and to provide all users of this development as a safe and secure environment.

Regards,

Justin Dyck, Architect AIBC