

# **“WHAT WE HEARD” REPORT**

## **CPTED GUIDELINES ENGAGEMENT ROUND 1**

### **Introduction**

Crime Prevention Through Environmental Design (CPTED) is a design philosophy based on the premise that effective design to encourage appropriate use of the built environment can remove environmental cues that create opportunities for crime to occur, lead to a reduction in the incidence and fear of crime, and result in an increase in quality of life.

Our Complete Community, Beaumont’s Municipal Development Plan, includes policy direction for the use of CPTED principles in land-use planning and engineering, and particularly in the planning and design of new neighbourhoods, civic facilities, buildings, open spaces, pathways and parking areas. In support of this direction, the development of CPTED guidelines is identified as an implementation action in the MDP. Supporting policies and references to CPTED appear in other directional plans, including the Social Master Plan; Recreation, Parks, and Facilities Master Plan; and Transportation Master Plan; as well as in the Beaumont Urban Design Guidelines. To fulfil and coordinate municipal policy direction; provide clear information to developers, City staff, and the public; and support Beaumont’s high quality of life, the City is preparing CPTED Guidelines.

The objectives of the project are to:

- Review potential approaches to CPTED guideline development;
- Identify the types of facilities and environments to which guidelines should apply;
- Develop appropriate guidelines to be used in the planning and development of the identified areas; and
- Engage stakeholders in achieving the objectives listed above.

Key stakeholders for this project include a range of City departments (Planning & Development, Community Services, Protective Services, Infrastructure, and Community & Social Development), as well as the RCMP, local businesses, and developers. Residents, notably youth and seniors, are also important stakeholders.

### **Purpose of Engagement**

Engagement is planned for two points in this project, each with a different purpose. Round 1, which took place in the fall of 2021, was intended to learn about stakeholders’ priorities regarding issues and locations CPTED guidelines could focus on, including existing CPTED practices where applicable. Round 2, which is planned for the spring of 2022, is intended to gather stakeholder feedback on draft guidelines to ensure the final guidelines address the

identified needs and priorities. Engagement has been carried out at the CONSULT level, to obtain feedback in a manner that builds stakeholder trust in the process and outcome. This level of engagement was achieved by providing a range of accessible methods of participation, by seeking out the stakeholders most directly affected, and by providing transparent information on how the information would be used.

## **Engagement Activities**

Round 1 of public and stakeholder engagement involved the following activities:

- Meeting 1 of an Advisory Committee comprising representatives from Planning & Development, Community Services, Protective Services, Infrastructure, Community & Social Development, local developers (UDI Edmonton), and the RCMP. The Beaumont Chamber of Commerce did not respond to several invitations to participate. The meeting included an introduction to CPTED and the purpose of the project, as well as a discussion of strengths, weaknesses, opportunities, and threats related to improving CPTED in Beaumont. Minutes of this meeting are included as Appendix A;
- A project webpage on the City website that presented information about CPTED, the guidelines project, and upcoming engagement opportunities. This webpage was updated as needed throughout the project;
- An online survey, coordinated with the Winter City Strategy project that was in progress at the same time, that included questions about respondents' favourite public places in Beaumont, and any public places where they did not feel safe. A paper version was available for pickup at City Hall for respondents who may have preferred that format. The survey (Appendix B) ran from November 12 to 21, 2021, and generated 120 responses;
- A self-guided winter walk in central Beaumont, also coordinated with the Winter City Strategy project, that invited participants to write responses on several outdoor poster boards at five public locations. The CPTED-related questions asked about participants' favourite public places, the features of those places, and any suggestions for improvement. This winter walk was also available from November 12 to 21, 2021, and generated a variety of written responses as documented in Appendix C;
- Targeted discussions with Beaumont youth, including a presentation and discussion at Beaumont Youth Council (December 1, 2021, with two youth participants) and a drop-in event at the Chantal Bérubé Youth Centre (December 7, 2021, with five youth participants). The focus was on participants' favourite public places in Beaumont, any public places where they did not feel safe, and what they considered to be the features of a great public place. These discussions generated a range of responses as documented in Appendix D. Several attempts were made to reach out to the Beaumont 50+ Club to organize a similar event aimed at older adults, but no response was received.

Overall, these events were successful at obtaining a large number of perspectives through a variety of formats. The next round of consultation could be improved with the participation of local businesses and older adults, two groups who did not take part in targeted engagement during the initial round.

## **Results of Engagement – What We Heard**

The **Advisory Committee** noted various strengths, weaknesses, opportunities and threats related to CPTED in Beaumont. Strengths included good visibility in many areas of the City, a generally safe community, and the fact that CPTED is easy to communicate and relevant to residents' daily lives. Weaknesses included many older buildings and facilities that may be harder to retrofit, and the costs (perceived or actual) associated with incorporating CPTED into site design. Opportunities included increasing lighting in some areas where it's needed, raising awareness of CPTED and its benefit, creating spaces that are more inclusive of diverse residents, and creating guidelines that are clear and minimize subjectivity. Threats included guidelines that are inconsistent, over-regulating, or that have significant costs; the potential for CPTED to be misunderstood as security systems vs. overall design and environmental features; and the need to prioritize it appropriately in the context of municipal resources and low crime rates. The Committee also noted that it will be important to include all affected departments in the process of developing the guidelines, to consider how implementation will be done, and to incorporate a participatory and teamwork-oriented approach to implementation.

The **survey** asked two CPTED-related questions. When asked what public places (such as a park, street, trail, or building) in Beaumont make them feel safe and comfortable, at any time of year, and why, respondents answered as follows:

- 29 respondents said they generally feel safe in Beaumont
- 21 said they feel safe in places that are well-lit and visible, or during daylight
- 13 said they feel safe in places that have foot traffic and activities, and 3 at places that are staffed
- 4 said they feel safe in places where snow is properly cleared
- Specific locations where people said they feel safe include Four Seasons Park (16 respondents), Centre-Ville (10), the Ken Nichol Regional Recreation Centre (7), Beaumont Sport and Recreation Centre (5), Beaumont Library (5), parks in general (4), public buildings in general (4), the Beaumont Community Centre (3), storefronts (3), streets (2), and schools (2).
- Several respondents (6) noted that they find trails and parks to be dark after sundown; one respondent noted that lighting trails might contribute to light pollution or encourage gathering after dark
- One respondent noted that pedestrian crossing lights have improved their sense of safety
- One respondent suggested adding trees in public areas for shade and windbreak

When asked if there were public places in Beaumont where they don't feel safe, and why not, respondents answered as follows:

- 34 respondents said there were no places they feel unsafe
- People often said they felt unsafe on trails, mostly because they are too dark (33 respondents) or icy (4 respondents)
- People also said they felt unsafe when parks were too dark (8) or in unlit areas in general (6)
- 6 respondents indicated that antisocial behaviour (public drinking, drugs, swearing, etc.) made them feel unsafe; 2 of these respondents specifically noted the skate park as a location for this
- 3 respondents raised concerns related to vehicles, either due to traffic levels or to vehicles driving where they shouldn't (i.e. on trails); 2 additional respondents felt unsafe in large parking lots
- 2 respondents felt unsafe near bushes or vegetation where they felt people could hide
- Other specific locations where people felt unsafe include icy sidewalks (2), behind the high school (2), behind Saint-Andre school (1), the Mac's/Five-O area (1), the hill by St-Vital Church (1), and unfamiliar streets (1)

Key themes arising from the **Winter Walk boards** were:

- Favourite public places included the Library, parks, dog park, McDonalds, Tim Hortons, and Chartier
- Respondents felt safe using transit and found drivers to be kind
- Respondents had pedestrian safety concerns in Centre-Ville, notably related to vehicle traffic and snow/ice clearance
- Numerous respondents cited lack of lighting as the main safety concern on City trails and in parks; others noted that trail connectivity should be improved

Key themes arising from the **Chantal Bérubé Youth Centre engagement** were:

- Favourite places in Beaumont included the CBYC (3), skate park and Four Seasons park (2 each), Rec Centre, water park, and home.
- Public places in Beaumont where respondents did not feel comfortable included the alleyway behind Mac's, the 50<sup>th</sup> Street crosswalk by Dollarama (poor visibility), the skate park due to the presence of drug dealers, and a variety of locations that are poorly lit after dark (including the skate park, the pool alleyway, the pathway down Bellevue, Dansereau, and pathways and parks in general)
- Qualities and features of great public places included accessibility, appearance, benches, first aid nearby, food service, honesty, lots of vegetation, maintenance, music, open space, polite staff/service, and street lights

Overall key themes and related considerations are as follows:

- Many respondents generally felt safe in public places; extensive changes to current City practices may not be needed in all areas.

- The single most prevalent theme was the need for appropriate lighting and visibility in public areas; respondents were most likely to feel unsafe after dark in areas that they feel are poorly lit, and they were most likely to cite daylight or good lighting as factors making them feel safe. However, as noted by at least one participant, attention is required to light pollution and identifying which areas are appropriate to light for nighttime use.
- The presence of other people (whether staff or members of the public) was also identified as a major factor in feeling safe. Many preferred public places are higher-use and/or programmed public buildings and outdoor spaces, including parks, recreation facilities, and the downtown area. Many areas where people felt unsafe are those that are less visible from streets and pedestrian areas.
- Safe winter walking surfaces were also a factor in people's feelings of safety and comfort. This factor likely overlaps with lighting in promoting foot traffic in public areas, which can also improve perceptions of safety, as noted above.
- Respondents reported feeling unsafe in areas where vehicle traffic volumes were high and pedestrian visibility was low, including in large parking lots and along some main streets; pedestrian visibility is a component of natural surveillance and will be an important consideration.
- While some respondents felt unsafe near vegetation that might allow people to hide, others noted the important role of trees and shrubs in providing shade, blocking wind, and creating a pleasant visual environment; it will be important to balance these considerations in the guidelines.
- Antisocial behaviour was sometimes cited as a factor making people feel unsafe; the guidelines can consider how to discourage this in an appropriate way.

## **Outcomes of Engagement – What We Will Do**

All major themes identified during engagement will be carried forward for consideration during the development of the CPTED guidelines. It is intended that all main themes will be addressed in the guidelines, or a rationale provided if they are ultimately not addressed.

## **Next Steps**

Based on background research and examples of other municipal guidelines, the Project Team will develop a set of draft CPTED guidelines by the end of February 2022. This draft will be reviewed by the Advisory Committee and by the project consultant, likely in March 2022, and revised in response to their feedback. The revised document will be presented for a second round of public review in spring 2022. It will then be finalized and brought to Council for adoption, likely in early summer 2022.

## **Appendices**

- Appendix A – Advisory Committee Meeting Minutes
- Appendix B – Community Survey CPTED Questions
- Appendix C – Winter Walk Route and Completed Boards
- Appendix D – CBYC Comment Summary

### **Appendix A – Advisory Committee Meeting Minutes**

(please see next page)



## MEETING MINUTES

<b>Subject:</b>	CPTED Guidelines Advisory Committee – Meeting #1
<b>Date:</b>	Thursday, November 4, 2021
<b>Time:</b>	9:30 – 11:00 am
<b>Location:</b>	Zoom

File: 0553-C01

### Attendees (11):

Name	Name
Teaka Broughm (Manager, Current Planning)	Staff Sgt. Harp Dhaliwal (Detachment Commander, Beaumont RCMP)
Joshua Gale (Director, Operations / Acting Manager, Infrastructure)	Shane Gerein (Qualico Communities / Chair, UDI Edmonton Beaumont Regional Committee)
Jennifer Kee (Crime Reduction Coordinator, K Division, RCMP)	Joanna Manchur (Team Lead, Arts & Culture)
Kyle Orlecki (Manager, Recreation Facilities)	Emily Sangster (Long Range Planner, Planning & Development)
Paul Suiter (Director, Recreation)	Kim Williston (Director, Community and Social Development)
Joannes Wong (Manager, Long Range Planning)	

**Regrets (1):** Christine Hepburn (School Resource Officer / Acting Team Lead, Municipal Enforcement)

### Notes:

#### 1. Welcome and introductions

- a. ES called the meeting to order at 9:34 and presented the agenda.
- b. Participants introduced themselves and their organizations.

#### 2. What is CPTED?

- a. ES gave an overview of the history and four main principles of CPTED (natural surveillance, access control, territorial reinforcement, maintenance)

#### 3. Why CPTED Guidelines for Beaumont?

- a. ES noted that the intent of this project is to develop a cohesive set of guidelines that build on the City's existing policy references. The guidelines are to be used as a planning and evaluation tool to help everyone involved understand what specific best practices can be implemented, and when requirements have been met.
- b. The Advisory Committee's role is:
  - i. Identifying needs and priorities to be addressed,

- ii. Providing input on draft guidelines to address them, and
- iii. Implementing the strategy as it applies to their role/organization.

#### 4. Group Discussion

- a. The group completed a SWOT analysis regarding CPTED in Beaumont. The group's notes are documented in the attached PDF. Additional points include:
  - i. SG noted that low chain-link fences are commonly used where private yards back on to trails and storm ponds, as they provide greater visibility and make trail users feel less isolated than 6' board fences.
  - ii. There is an opportunity to engage with the new golf course manager to seek ways to encourage legitimate activity on the course after hours and out of season, and thereby discourage disruptive activity.
  - iii. JM noted that the City might consider whether/where financial incentives might be appropriate, if CPTED initiatives will decrease enforcement and maintenance costs for the City. JK can offer observations and case studies in this area; ES will follow up.
  - iv. TB noted that "problem areas" may indicate a need for appropriate space to spend time, notably for teens. Two articles were shared in the chat for consideration:
    - 1. <http://makespaceforgirls.co.uk/what-does-better-look-like/>
    - 2. <https://www.bloomberg.com/news/features/2021-05-28/we-need-more-public-space-for-teen-girls>
  - v. JK has run numerous public education programs, including CPTED walks focused on the question of "what can we all do together?"; HD has proposed this to Beaumont's Economic Development team and Chamber of Commerce. There may be an opportunity to incorporate this type of event into the next phase of public engagement, once the City's policy direction no longer discourages in-person gatherings.
  - vi. SG noted the need to avoid policies that can be interpreted subjectively, and suggested incorporating CPTED requirements into existing guidelines to reduce the potential administrative burden.
  - vii. JW noted the need for development review, even at the conceptual stage, to include members from all stages of development. HD added that Protective Services has sometimes not been included, which has implications for safety and staffing/resourcing. It is important to involve law enforcement and fire services in planning for new development.
  - viii. HD noted that proactive joint foot patrols between RCMP and Municipal Enforcement were very well-received this year; KW noted their importance in



building positive community relationships, and in observing things less visible from a car.

- ix. SG noted that excessive landscaping restrictions may discourage trees and shrubs, which absorb carbon and contribute to neighbourhood comfort and appeal. Trimming restrictions are likely not enforceable on private property.

## **5. Next Steps and Wrap-Up**

- a. ES gave an overview of anticipated next steps, including:
  - i. Public engagement for this project is being combined with the Winter City Strategy and will run November 12-21 with a “winter walk” in central Beaumont and an online survey.
  - ii. Guidelines will be drafted in Winter 2022 based on engagement findings and additional research.
  - iii. The Advisory Committee will reconvene, likely in March 2022, to review and comment on the draft guidelines.
  - iv. A second round of public engagement will take place in spring 2022 before the guidelines are presented to Council in early summer.
- b. The meeting was adjourned at 11 am.

# CPTED Needs and Priorities

## Strengths

Good Lighting - esp in downtown

Provide guidance to all users for common goal

Chain link fencing abutting most public properties - increases visibility

simplistic rationale for justification - makes it easy to communicate it to the public

Everyone is using this concept for their space whether they are aware of this as CPTED or not

we have recently (Q4 2020) had a consultant do a threat assessment for the City facilities

Public safety

low crime rate in Beaumont

## Weaknesses

many legacy buildings and facilities which may require significant renovations to achieve any new guidelines established

Screen Fencing 6 ft high

priority funding for implementing CPTED guidelines on existing infrastructure may be challenging

Not everyone knows about this concept

Older facilities/buildings

Costs can be greater for design & construction

Perceived (or real) higher costs for designing anything (bldgs, parks, etc) that incorporate CPTED guidelines

Buy in from private designer/construction and owner

see as additional costs

concerns about after-hours activity on golf course

## Opportunities

increase lighting on trails - ok in daytime, not always at night, though they are a huge asset

all public spaces can be planned with these principles

Designing a space to feel welcoming for everyone and meets the needs of Beaumont

Consideration and implementation through design standards

Add reference to CPTED guidelines in policy C38 (public art etc.)

Model successes from other municipalities

A tool to involve every department to be involved at all stages of any project (from concept to maintenance)

avoid policies that can be interpreted subjectively - consider incorporating into GDS, LUB or other design guidelines

leverage any existing guidelines within the region

any feedback from businesses or public showing positive \$ benefit?

more municipal enforcement walking around - boots on the ground

Education on this program

Create awareness so everyone knows what it is

More awareness needed on CPTED - potential consideration of cost vs benefit

Can plan for the outcome and provide multiple tools to achieve that outcome (safety, more use of public spaces, etc.)

## Threats

May see as more "regulation" from the City to "limit" development or activities

Financial implications

Over regulation and red tape

Municipal priorities - in context of budget and also low local crime rates

sometimes plays into police resource planning, even though it needs to be integrated with other jurisdictions

inconsistent CPTED guidelines or guidelines which are difficult to implement or impractical may be hard to support

Shrubs and Greenery - careful not to discourage them, how will we enforce trimming

Prioritization of security vs CPTED, misunderstanding of the difference between the two - surveillance cameras vs design elements

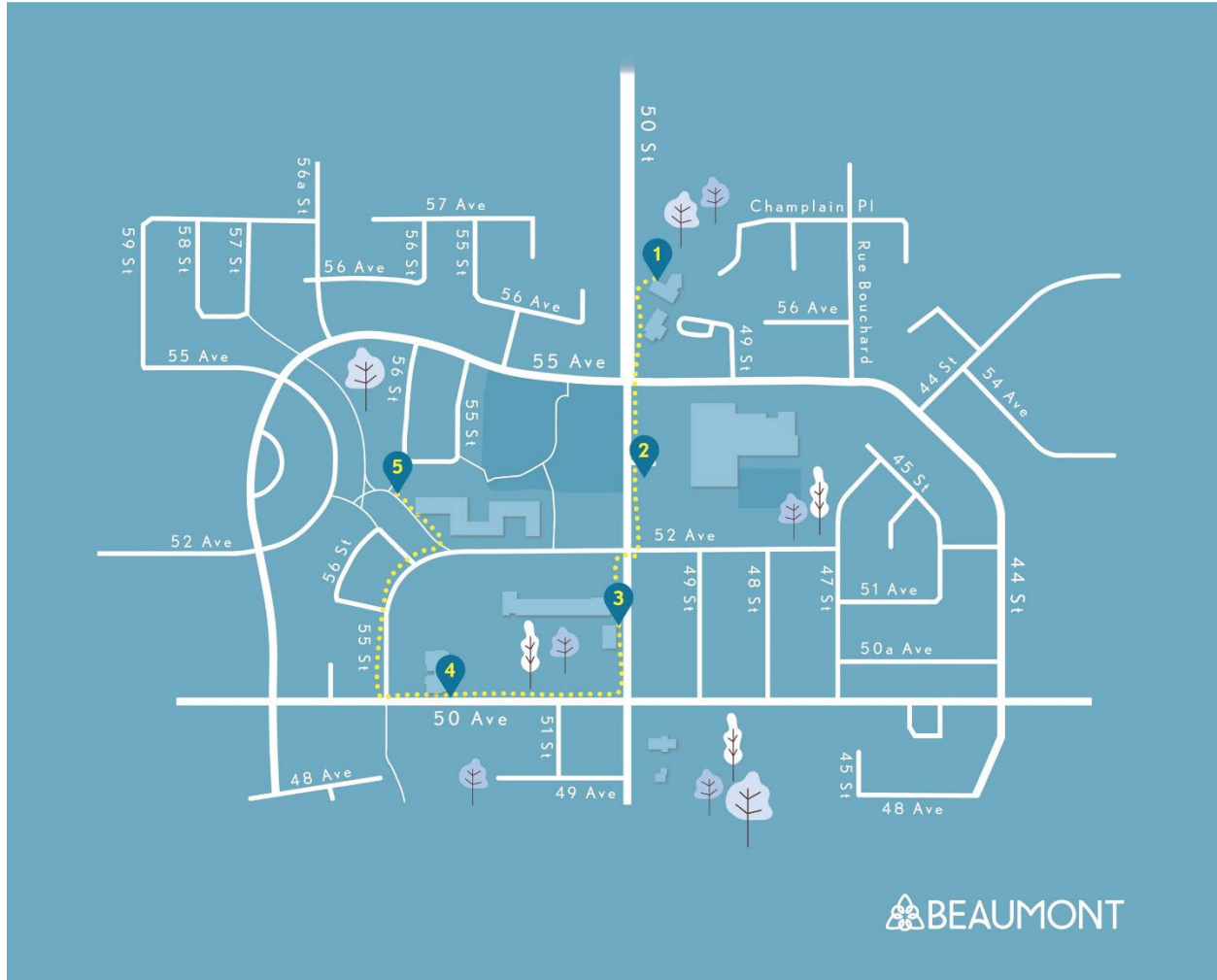
ongoing maintenance and lifecycling planning - careful that things are not too elaborate

## Appendix B – Community Survey CPTED Questions

1. What public places (such as a park, street, trail, or building) in Beaumont make you feel safe and comfortable, at any time of year? Why?
2. Are there public places in Beaumont where you don't feel safe? Why not?

## Appendix C – Winter Walk Route and Completed Boards

### Route Map



Library

# City of Beaumont WINTER WALK

1

Share your ideas on the board! ↓

## WHAT DO YOU LOVE ABOUT WINTER?

Holiday Lights! Morning snow on the trees  
 Tobogganing on the Library Hill  
 Snowball fights Friends and Family! Turkey!!  
 Christmas cold  
 Sleigh rides X-country skiing Hot Chocolate

## WHAT CAN MAKE WINTER MORE ENJOYABLE?

- Hot Chocolate Making money by shoveling  
 - Festivals (inside)  
 - Santa Bike lanes  
 - Free books - MULTIMODAL

## WHAT ARE YOUR FAVOURITE PUBLIC PLACES IN BEAUMONT, AT ANY TIME OF YEAR? WHY?

- Library Churrier & McDonalds or times Library  
 - Parks Awesome Food  
 - Dog Park & sponsorship  
 -E

Visit the Ken Nichol Regional Recreation Centre bus stop for the next board. →



Scan the QR code or visit  
[www.beaumont.ab.ca/wintercity](http://www.beaumont.ab.ca/wintercity)  
[www.beaumont.ab.ca/cpted](http://www.beaumont.ab.ca/cpted)  
 for more information



Bus Shelter

# City of Beaumont WINTER WALK

2

Share your ideas on the board!

## HOW CAN THE TRANSIT EXPERIENCE IN WINTER BE IMPROVED?

Coffee in the Bus

Blanket

Free for JE/ES students

- A bus After 6:pm
- A spare bus at the ready?
- more communication with the public (i.e. an app or email subscription when bus times change)
- posting a poster when time changes in the stop.

A bus before 4:00pm for JE students

# SMART FARE

Ice melt at the doors

Its can't

Addy more (smaller) colleges/universities to get a bus pass (ie deals on prices) Or in any way possible, one pass for Beaumont/Edmonton.

## DO YOU FEEL SAFE TAKING TRANSIT IN BEAUMONT?

yes I do, I find the bus drives really nice and it seems like a safe environment

- Both drivers are very kind

## WHY OR WHY NOT?

#whatst?

Good sightlines at bus stop

Visit the west side of 50 Street in Centre-Ville for the next board. →

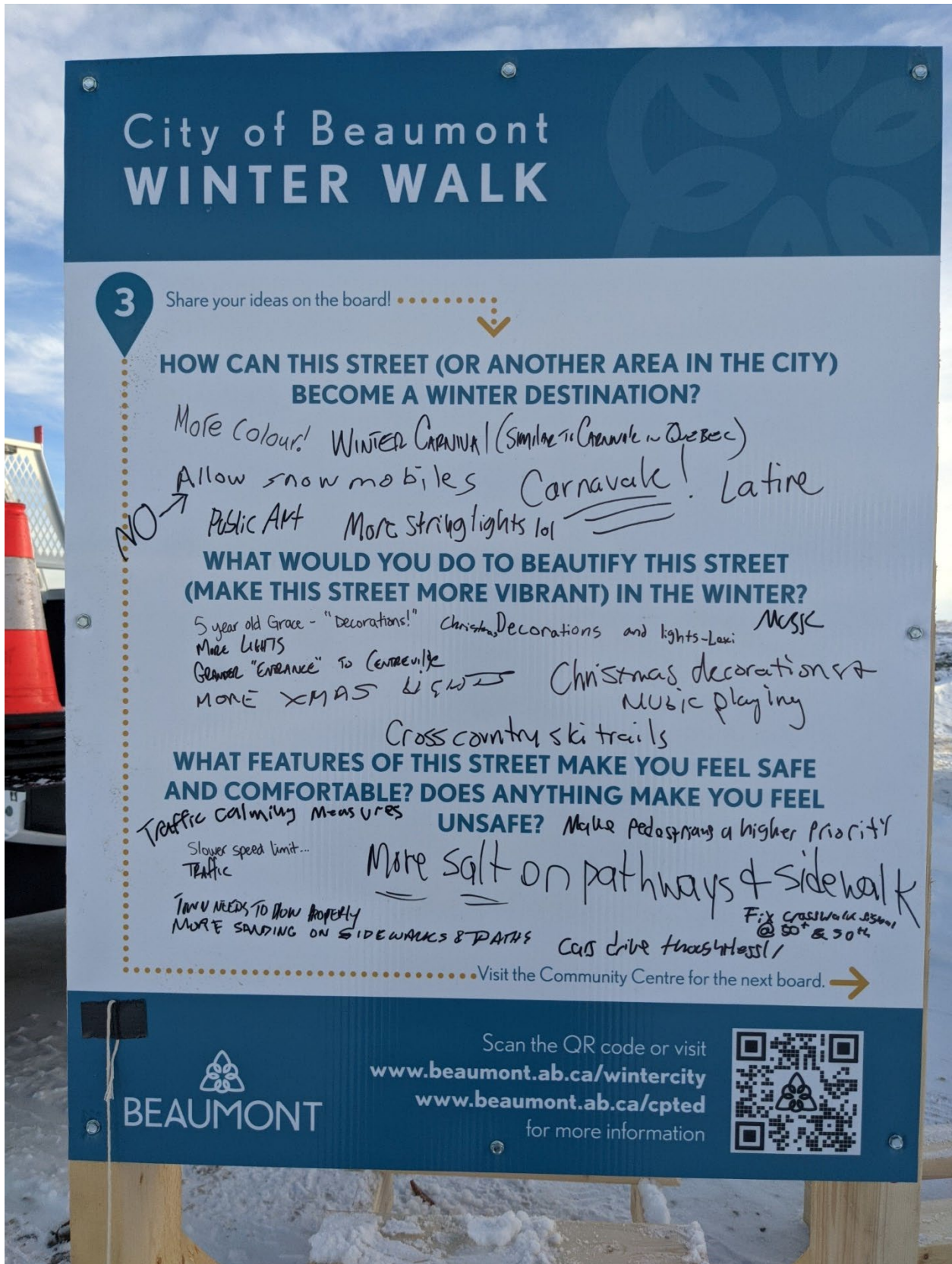


Scan the QR code or visit  
[www.beaumont.ab.ca/wintercity](http://www.beaumont.ab.ca/wintercity)  
[www.beaumont.ab.ca/cpted](http://www.beaumont.ab.ca/cpted)

For more information



Centre-Ville



CCBCC



Pathway

More garbage cans  
**City of Beaumont**  
**WINTER WALK**

*MORE LIGHTS !!*

Better bylaw control for messy yards full of junk & dogs left out barking for hours on end! PLEASE!  
 Share your ideas on the board!  
 More salt on Pathways  
 Hard for wheelchairs/scooters to get around

**5**

*HEY QUEEN*  
*YES*  
*I'm*  
*Light them up!*  
*Connect the trails!*  
*More trees!*

*NO garbage cans anywhere! Not even next to picnic benches. (see →) & doggy poo bags dispensers. Too much garbage everywhere; it's gross!*

**WHAT CONCERNS DO YOU HAVE RELATED TO SAFETY AND GETTING AROUND DURING THE WINTER SEASON?**

*PATHS PLOWED & SANDED REGULARLY ✓*  
*\*LIGHTING*  
*\*MORE GARBAGE CANS AROUND TOWN. Especially the new trails!*  
*ICE*  
*ELK*  
*TRACE*  
*The slope down this path is always wet and icy - something might be done for draining/directing water.*  
*Enforce by law sidewalk clearing. Claire*

**WHAT MAKES YOU FEEL SAFE AND COMFORTABLE IN BEAUMONT PARKS OR TRAILS? DOES ANYTHING MAKE YOU FEEL UNSAFE?**

*NEED LIGHTING ON TRAILS & PLAYGROUNDS*  
*\*Second need lights on trails!*  
*↑ agreed! Lighting*  
*WAY TOO MANY TOWN vehicles taking short cuts*  
*LIGHTS! ✓✓✓*  
*trail system is disconnected and weak in and out of busy roads + parking lots.*

**HOW CAN OUR NEIGHBOURHOODS BE IMPROVED IN THE WINTER?**

*Front yard snow sculpture contests!*  
*More outdoor rinks*  
*Twinkle tour info!*  
*More garbage bins for dog's stuff in paths/trails*  
*Totally agree!*  
*Winter front yards in snow!*  
*X-country ski trails ✓✓*

Thank you for participating in our winter walk!  
 Regularly groomed w/ online grooming updates

BEAUMONT

Scan the QR code or visit  
[www.beaumont.ab.ca/wintercity](http://www.beaumont.ab.ca/wintercity)  
[www.beaumont.ab.ca/cpted](http://www.beaumont.ab.ca/cpted)  
 for more information



## Appendix D – CBYC Comment Summary

### **As a young person, where are your favourite places in Beaumont?**

CBYC (3)  
Skate park (2)  
Four Seasons Park (2)  
Rec Centre  
Water Park  
Home

### **Are there public places in Beaumont where you don't feel comfortable?**

No  
Alley way behind Mac's  
Crosswalk crossing 50<sup>th</sup> St by Dollarama – hard to see crossing lights  
Dark places in parks & pathways  
Skatepark after dark – need lights!  
Dansereau at night  
The pool alleyway – need lights!  
Pathways need to be lit  
Pathway down Bellevue, lights  
Skatepark, drug dealers  
This pathway near where I live

### **What makes a great public place, for you?**

Accessibility  
Maintenance  
Appearance  
Lots of vegetation  
Honesty  
Music  
Some sort of food place  
Street lights  
Benches  
Open space  
Polite staff/service  
Nearby first aid