



**Musson
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Partnership**

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June 9, 2022

City of Victoria
City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Attention: **Leanne Taylor**
ltaylor@victoria.ca

Dear Leanne:

Re: **1961 DOUGLAS STREET
OUR PROJECT NUMBER – 221023 – 11.0
CPTED REVIEW FOR REZONING AND DEVELOPMENT PERMIT**

The submitted drawings have been reviewed against the CPTED principals as outlined in the City of Victoria document 'Crime Prevention Through Environmental Design - Guidelines' latest amendment January 2004.

The document outlines a number of strategies. The proposed implementation for this stage of the project is outlined below.

Natural Surveillance – when the public can easily view what is happening around them during the course of everyday activities:

- **Neighbour to neighbour surveillance.**
 - The project is designed with an eyes on the street / plaza approach. Multiple uses look onto the spaces surrounding the project and plaza including the childcare facility, office building, restaurant / café, grocery entry, retail and the three residential towers providing overlook at all times of day.
- **Landscape design to allow clear unobstructed views to surrounding areas.**
 - Sightlines have been reviewed and views to the seating and circulation areas have take into consideration the tree canopy height and planting design which allow for clear sight lines at eye-level with lower planting at the ground plan and within raised planters, and high canopy clearance on the trees. Larger shrubs are used judiciously where they will not block sight lines.
- **Walkways and entries to be visible, well lit and overlooked by windows.**
 - Walkways and entries are designed to be visible from many vantage points and with many eyes overlooking. They are continuous paths with no dead ends. Any after hours gates will be visually transparent and can be used from the interior side with no impediment.

- **Surveillance of public spaces through use of windows while maintaining privacy.**
 - Two of the residential buildings have windows facing the plaza for surveillance in addition to the other uses adjacent.
- **Glazed doors in stairwell and parkade lobbies to reduce hiding spaces.**
 - Glazed doors will be typical to all commercial spaces at ground and parkade lobbies throughout.
- **Mixed use development encouraging presence of people at all times.**
 - A mix of many uses is provided on the site to activate the plaza and sidewalk spaces at all times.
- **Eliminate entrapment spots such as alcoves, tunnels and elevator doors through the use of glazed doors, windows, and other transparent materials.**
 - As detailed design progresses these principals will be applied.
- **Placement of activity generators such as playgrounds, walkways, sitting areas etc. to add eyes to the street and public spaces.**
 - the plaza provides opportunities for gathering and socializing, with bicycle parking distributed throughout the site.

Formal Surveillance – when a person such as a security guard or device such as a camera is used specifically to watch an area of activity.

- Security devices such as cameras and their locations will be reviewed at the BP stage. Anticipated locations would be parkades, lobbies, and building entrances.

Territoriality – Extend the sense of ownership from private space into semi-private and even public space:

- **Design symbolic barriers through landscaping (paving patterns, planting, changes in grade, fences).**
 - Pavement changes have been designed at site boundaries to mark the transition from public to semi-public.
- **Design spaces around buildings where residents can meet (benches, playgrounds, seating walls).**
 - the plaza provides a public meeting space with many of the elements desired above.



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Lighting – The type and location of effective lighting must be carefully considered:

- **Illuminate points of entry**
- **Vandal resistant light fixtures**
- **Careful placement of lights**
- **Glare from lights to be avoided**
- **Motion sensitive lights where lighting is not normally required.**
 - The detailed design of lighting will be part of the BP stage.

We trust the above analysis is sufficient for this stage of the process. A more formal peer review by a security consultant will take place at the Design Development stage.

Yours truly,

**MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS**

A large, stylized handwritten signature in blue ink, reading 'Mark Whitehead'.

Mark Whitehead, ARCHITECT AIBC, ARCHITECT AAA, MRAIC, (ASSOC) AIA
Mark Whitehead Architect Ltd., Partner

MW:wm

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