

ISEC2076

Adeniyi Oluwashile

Physical Security

Assessment

Identification Details

Survey Date	September 24 – 10 October 2023	Surveyor Name	Oluwashile Adeniyi
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Name of Facility	BMO Bank of Montreal	Address	360 Lacewood Dr, Halifax, NS B3S 1M7
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Situation Outline

Description of site: The assessed facility is a stand-alone single-story brick building currently housing a branch of BMO Bank of Montreal in an Urban Community in Clayton Park, Halifax. In this report, we refer to the site as BMO Bank of Montreal. The site can also be used interchangeably with the actual meaning of the site.

Branch Operating Hours:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9.30 am – 5.00 pm	9.30 am – 5.00 pm	9.30 am – 5.00 pm	9.30 am – 6.00 pm	9.30 am – 6.00 pm	9.30 am – 4.00 pm	Closed

Bank Features: Full-service branch, Drive-through, ATM, Wheelchair Access, Safety Deposit Box

Phone Number: 902-421-3688

Fax 902-421-3784

Branch Transit: 01763

Institution: 001

Nearest Police Details: Halifax Divisional Commander at 7001 Mumford Rd, Halifax, NS B3L 2H8

Crime Evaluation: Crimes Statistics for Clayton Park

Clayton Park West, Halifax, NS Crime

Follow

Overview

Livability

Demographics

Best Places Nearby

Neighbourhoods

82

Livability

A+

Amenities

A+

Commute

C

Cost of Living

C-

Crime

C

Employment

A+

Housing

A+

Health & Safe

B-

Schools

A+

User Ratings

RATING

F

20%

Total crime
NAT. AVG. ↑

40%

Violent crime
NAT. AVG. ↑

13%

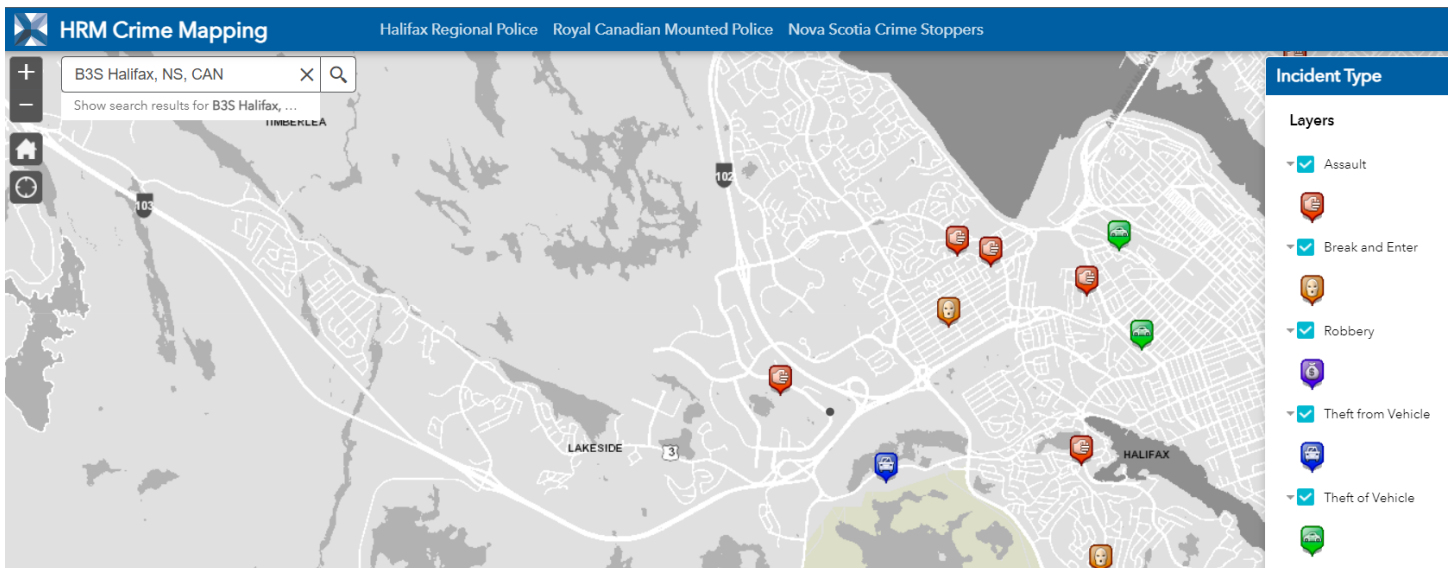
Property crime
NAT. AVG. ↑

Search Homes for Sale

Date & Last Updated: This data reflects 2020 and was released from Statistics Canada.

(areavibes, n.d)

HRM crime map for Clayton Park and surrounding areas. October 15, 2023



(HRM Crime Mapping)

NEIGHBOURHOOD

The site is in the urban residential community of Clayton Park within Halifax Regional Municipality. According to areavibes, Clayton Park West has a Livability Score of 82/100, which is considered exceptional, Clayton Park West crime rates are 3% higher than the Halifax average and the Cost of living in Clayton Park West is 1% higher than the Halifax average (areavibes, n.d).

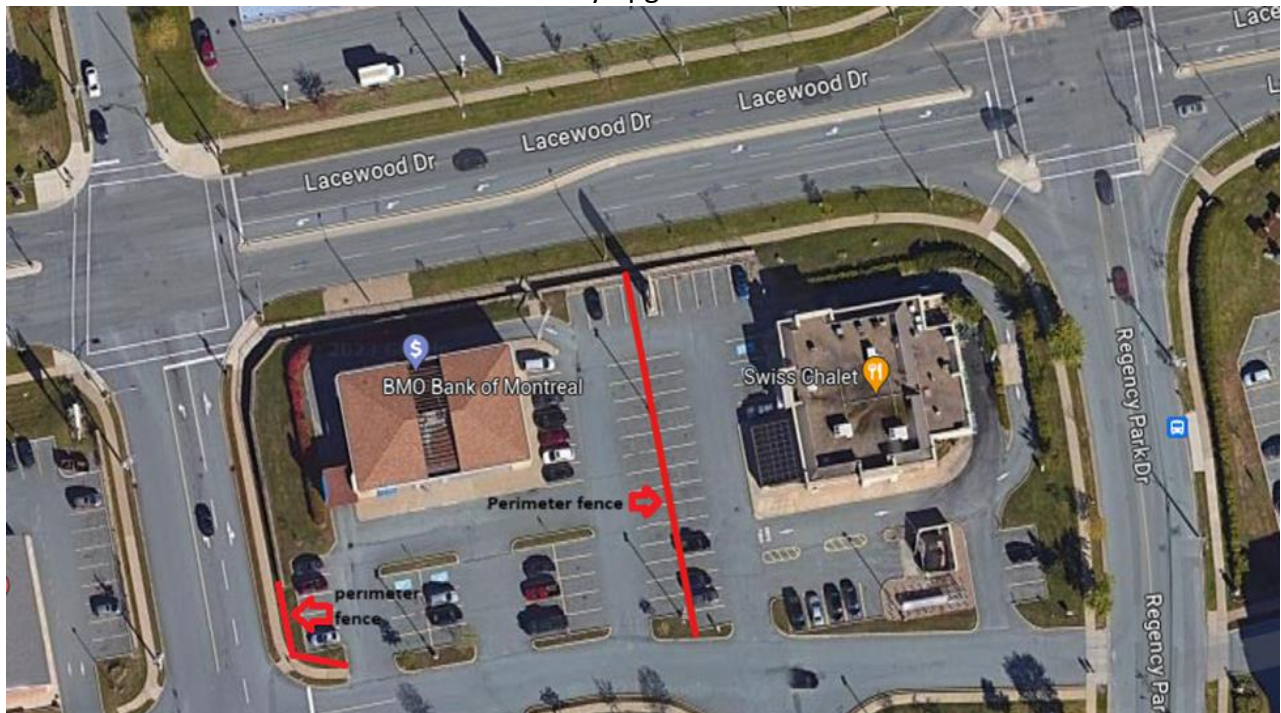
Clayton Park is a friendly neighbourhood equipped with a lot of amenities ranging from banks, restaurants, shopping centers, gas stations and so much more. Most amenities close by 9 p.m. aside from restaurants and gas stations. Some facts about housing in Clayton Park West include the average home price in Clayton Park West is 40% lower than the national average, the average rent asked in Clayton Park West is 100% lower than the national average, the average number of people per household in Clayton Park West is 16% lower than the national average, The number of owners occupied households in Clayton Park West is 66% lower than the national average and The number of renters occupied households in Clayton Park West is 142% higher than the national average (areavibes, n.d).

Crime rates are 7% lower than the national average and the Clayton Park West is safer than 40% of the cities in Nova Scotia. The nearest Police station is 6.4 kilometres from the site (areavibes, n.d).

The surrounding businesses of BMO Bank include retail stores, restaurants, and health centers and the closing hours for the outlets range between 5 p.m. to 9 p.m. The BMO bank is surrounded by different road pathways to neighbourhood outlets however BMO bank used a fence and parking lot to separate (grass/ terrestrial) each other. The surrounding is clean, well well-maintained, and the ground is landscaped and kept. There is no form of vandalism or graffiti was recorded. BMO Bank has its dedicated parking lot and an adjacent restaurant (Swiss Chalet) parking lot that requires a perimeter fence (areavibes, n.d).

The nearby businesses have a well-maintained structure, and the streets are all effective. The access lanes leading to the site are equipped with traffic lights, pedestrian crossing markings, pedestrian walkways and streetlights and the maximum speed limit is 50 kilometres around the site.

Aerial view of Site and recommended security upgrades



(Google Maps, n.d)

PERIMETER

The site is a bungalow single building with an ATM attached to the building.

Current State (In good standing)

1. Properly cleared and level areas such as bushes
2. Special (disability) parking is available with a sign to guide vehicles.
3. Consists of 4 exits and 2 entrances.
4. The site is well-kept and clean.
5. Pavement and sign marking to guide visitors/ introducer that parking is only available for BMO customers.

Vulnerability

1. A perimeter fence surrounds only 90 degrees of the site.
2. No access gate.

Recommendation

1. Equip the perimeter fence to surround 180 degrees of the site.
2. Equip the site with an access gate.

Image of maintained, levelled and cleared areas.



Night landscape



Landscape image with customer-only parking



LANDSCAPE

The site has a walkway leading to Lacewood Drive and other adjacent restaurant outlets (Swiss Chalet). Adjacent to the site-building is a restaurant outlet that provides take-out and dining. The exit toward the west corner is sloppy however the site is levelled. The roads are all tarred and there are no visible muster points in the event of fire or emergency.

Current State (In good standing)

1. Properly cleared and level areas such as bushes
2. Consists of 4 exits and 2 entrances.

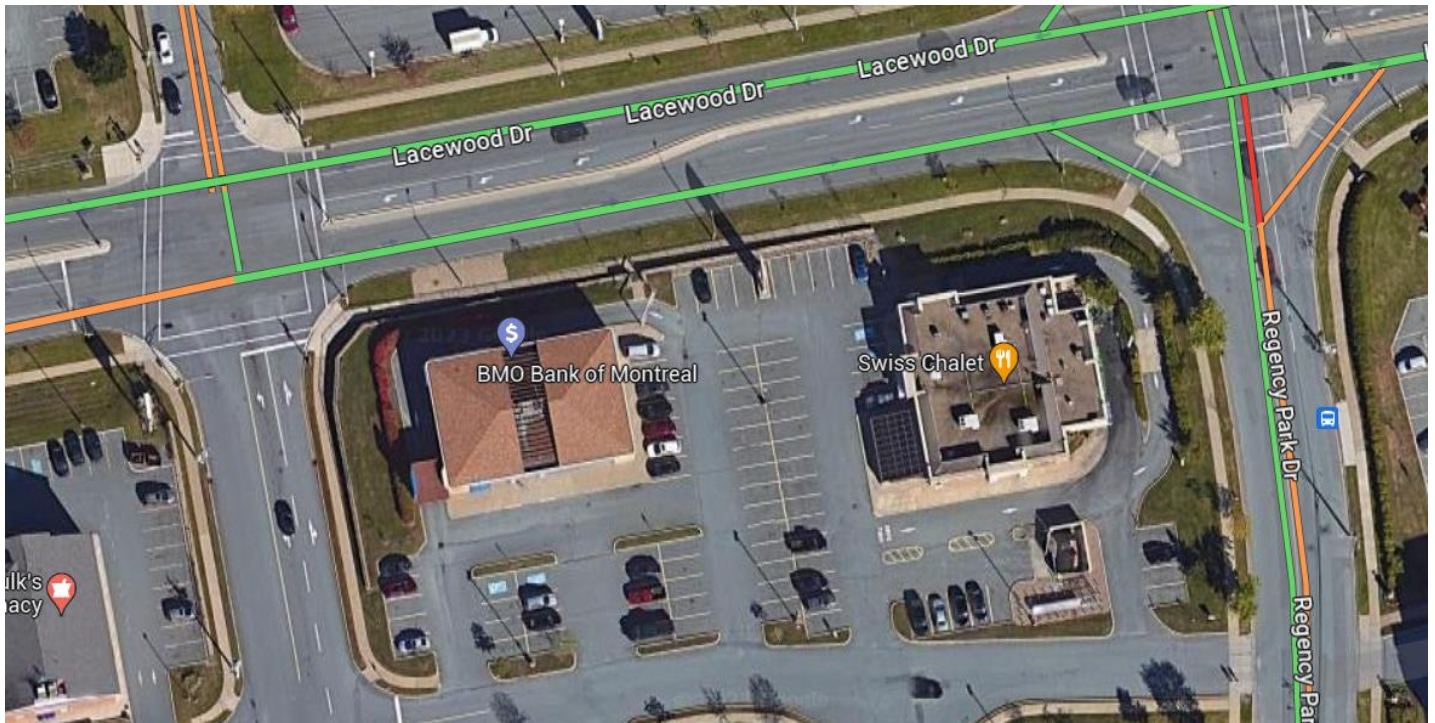
Vulnerability

1. No muster points.

Solution

1. Ensure there is a dedicated muster point for people to gather in an emergency.

Traffic flow and roadways/access lanes around the site.



(Google Maps, n.d)

TRAFFIC

The site is on Lacewood Drive Road and has multiple entrances and exits. The site can be accessed via Regency Park Drive and Lacewood Drive Road. The nearest bus stop is at Regency Park Drive

Employees are parked within the perimeter of the building close to the fence. Parking is available for the site customers adjacent to the building. Employees do not have separate park markings however there are markings indicating the parking is only available for site customers. There is no segregated visitor parking.

Nearest bus stop to the site



BUILDING

The windows are tinted, and the building is a brick building which also comprises glass windows at the entrance. There are two entrance (front) door and 1 backdoor.

The doors are heavy-duty doors and have No roof opening. The closest building to the site is a Swiss restaurant. The adjacent properties have some security measures.

Current State (In good standing)

1. Tinted windows for front entrance windows
2. Solid steel emergency exit backdoor
3. Warning sign for trespassers/non-site customers

Vulnerability

1. Steel and glass front entrance door
2. No access controls on the back and front doors

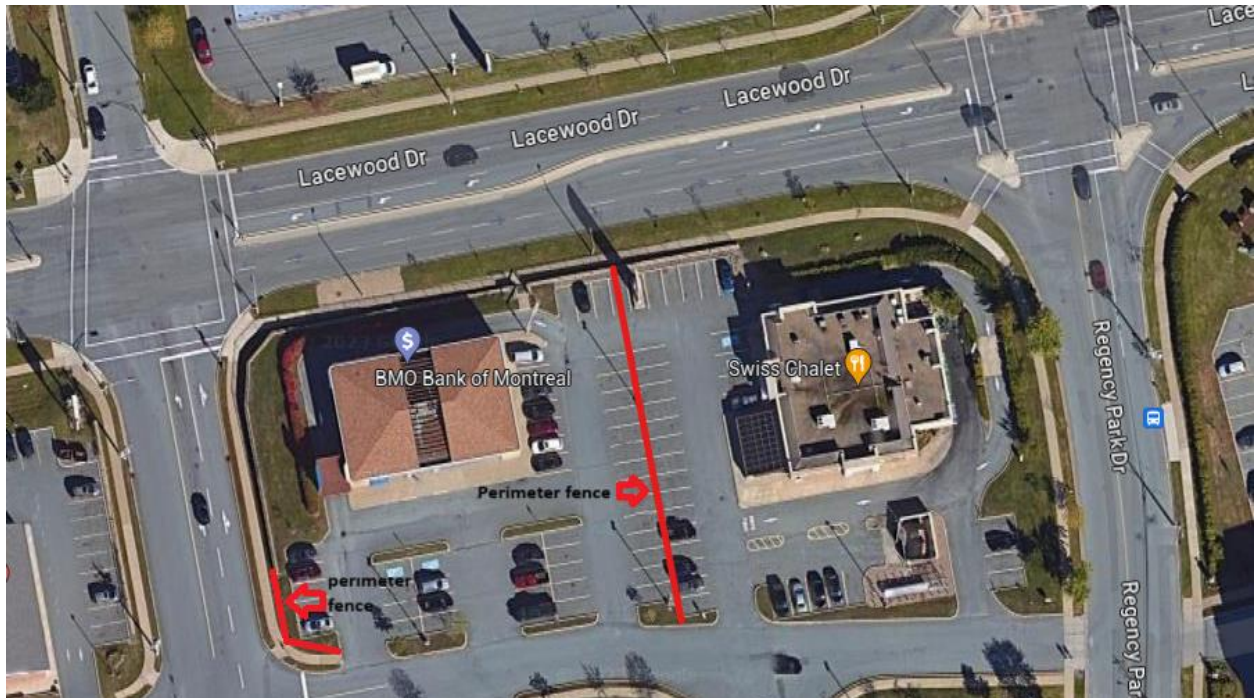
Recommendation

1. Install a bulletproof solid steel door for the front entrance or bulletproof heavy-duty tinted windows for the front entrance.
2. Equip the site with effective access control on the exit and entrance doors, such as biometric access control, security personnel, or security dogs.

Site Main Entrance Front View



Site Recommended Perimeter fence



(Google Maps, n.d)

Neighbouring business with car park



(Google Maps, n.d)

SURVEILLANCE

Current State (In good standing)

1. Entrance windows are tinted and act as surveillance and prevent intruders.
2. Customers and employees enter through the same entrance.

Vulnerability

1. No active monitoring of ATM CCTV.
2. Lack of CCTV cameras on the site.
3. The only CCTV is on the ATM.
4. Not closing windows and blinds at night and turning on all the interior lights.
5. The site does not use CCTV cameras externally.
6. No CCTV cameras are linked to the site alarm system.
7. No manned guard.

Recommendation

1. Install digital CCTV cameras (with infrared) around the site covering the entire perimeter as suggested below.
2. Ensure someone is monitoring both the exterior and interior CCTV round the clock (24/7 daily throughout the whole year)
3. The recorded feed should be on & off-site and retained for a minimum of 2 months.
4. Ensure CCTV cover entrance and exits and any area of interest (sensitive areas)
5. Close all blinds before leaving the office and ensure to turn off the interior light. The facility manager can be tasked to turn off the light.

The site has multiple windows at the entrance and on the side. The windows at the entrance are tinted as a means of surveillance for the site during the daylight because it provides clear views of most. People inside the back can see the people outside but people outside cannot see the people inside the bank. However, at night, the exterior lighting is turned on with all the interior lights are turned on. This is not the best practice because people can monitor/ survey the interior of the site.

Some of the employee's office has windows blind functionality and some of the employees refuse to close the blind. I was able to access and survey the employee office at night

Recommended CCTV camera positions on the exterior



(Google Maps, n.d)

Site ATM with CCTV at night



Site Entrance night lighting with internal metal gate



Site night view car park lighting and street lighting



Site Customer Parking only



Drive through the ATM Service entrance



Site Drive in ATM Exit with a warning for vehicles not to enter.



ALARM SYSTEMS AND SENSOR INTEGRATION

It is highly recommended to integrate the CCTV camera with the alarm system. Also, there should be a motion detector that detects irregular movement and patterns installed on the site area of interest such as the doors and windows activated during the site closing hours. The alarms and sensors aim to detect any intruder, alarm the intruder about the detection and notify the security operative. The alarm should be monitored continuously by a dedicated security staff onsite. The recommended alarm system will have the functionality to detect and notify if it has been modified or disarmed or if any sensors are unavailable. Warning signs should be clearly and visibly posted in visible and conspicuous locations to deter intruders.

Site view with emergency exit door for staff



LIGHTING

Lighting is available around the site perimeter lighting.

Emergency lighting systems are available.

Interior lighting at night makes the locked-down banking section visible which is a vulnerability.

Some staff forgot to put don't the windows blind which made the interior visible.

Current Status (In good standing)

1. Exterior lighting coverage is adequate for protection zones.
2. Security lighting is properly positioned.
3. Security lighting wiring is not visible easily.
4. Doorways are sufficiently illuminated.
5. The lighting is used the night and morning.
6. The parking area is well-illuminated.

Vulnerability:

1. All lights are turned on at night, providing visibility into the office interior.
2. Windows blinds are not properly used or closed. It is visible that window blinds are installed on some of the east windows.

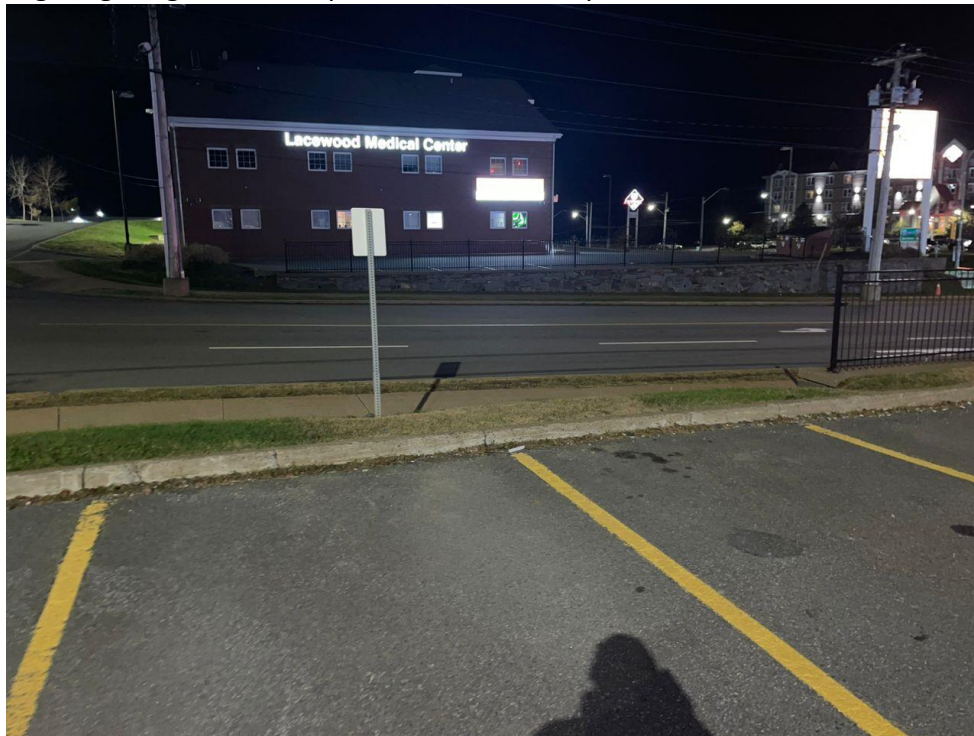
Recommendation

1. Each staff member should shut their windows blind before leaving the office.
2. Turn off the interior bank lighting at night or by close of business.
3. Ensure power backup supply for the lighting system, CCTV, alarm & intrusion detection during a power outage.

Site Main Entrance Night Lighting main



Night lighting where the perimeter fence stops.



Site East side shows windows blinds are not properly closed and the interior is visible.



COMMUNICATIONS

The comprehensive security framework recommends that establishing an on-site communication network between security officers is of imperative importance. Each security officer must have reliable communication equipment such as two-way radio, and mobile phones and should incorporate outside communication with the nearest police station or local law enforcement through a secured and dedicated line.

LAYERED PROTECTION MODEL

To achieve proper layered protection begins from the objective of what is meant to be protected (the site/ bank) and moves to the outward surroundings and considering all the potential threats and vulnerabilities that could arise as the surface area expands outward or vice versa working from the perimeter of the property to the most critical and sensitive component area.

Gates, barbed wires fences, and locks can be used for the outer security perimeter with a combination of territorial reinforcement and natural control. The site consists of layered protection with a combination of territorial reinforcement and natural control. The site has a 90-degree perimeter fence transition to the flowers immediately after the fence then the flooring transition (let you know you have entered a different space) to the brick wall to the main entrance to the iron gate with locks inside the building before anyone can access the internal ATM. Also, the office windows have a window blind which serves as a layered protection.

The design landscape of a building shows the level of natural access control to the public intrinsic nature which follows the guideline of entering and exiting a site/ property. The thought process about natural access control is to perceive risk and notice a change when moving against the natural access controls. When an individual is noticed outside the norm of a property will easily get noticed and become suspicious. Territorial reinforcement becomes effective when legitimate authorization to be on private property notices whom they suspect do not.

Securing the exterior of a building including the windows, doors and walls refers to Inner perimeter security. Layered security comes into play when designing inner perimeter security with a combination of access controls such as alarms and locks to prevent unauthorized people from entering the building or restricted areas.

The inner space where sensitive items or assets are kept or stores such as bank vault, and server room are protected by the interior security. Proper effective tools for protecting and securing such levels include infrared CCTV (built-in motion detector), alarm system, panic button/ break glass, intrusion detection system, and biometric access control. This provides the best practice and guidance which support a layered protection approach for comprehensive security.

Conclusion

Implement the recommended solutions to move the property from its current security state to a medium security facility, which impedes, detects, and assesses suspicious activities. These measures will enhance the site's security and deter suspicious activities.

Reference

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