



# ISEC2076

Assignment 1 - CPTED Physical Security Assessment

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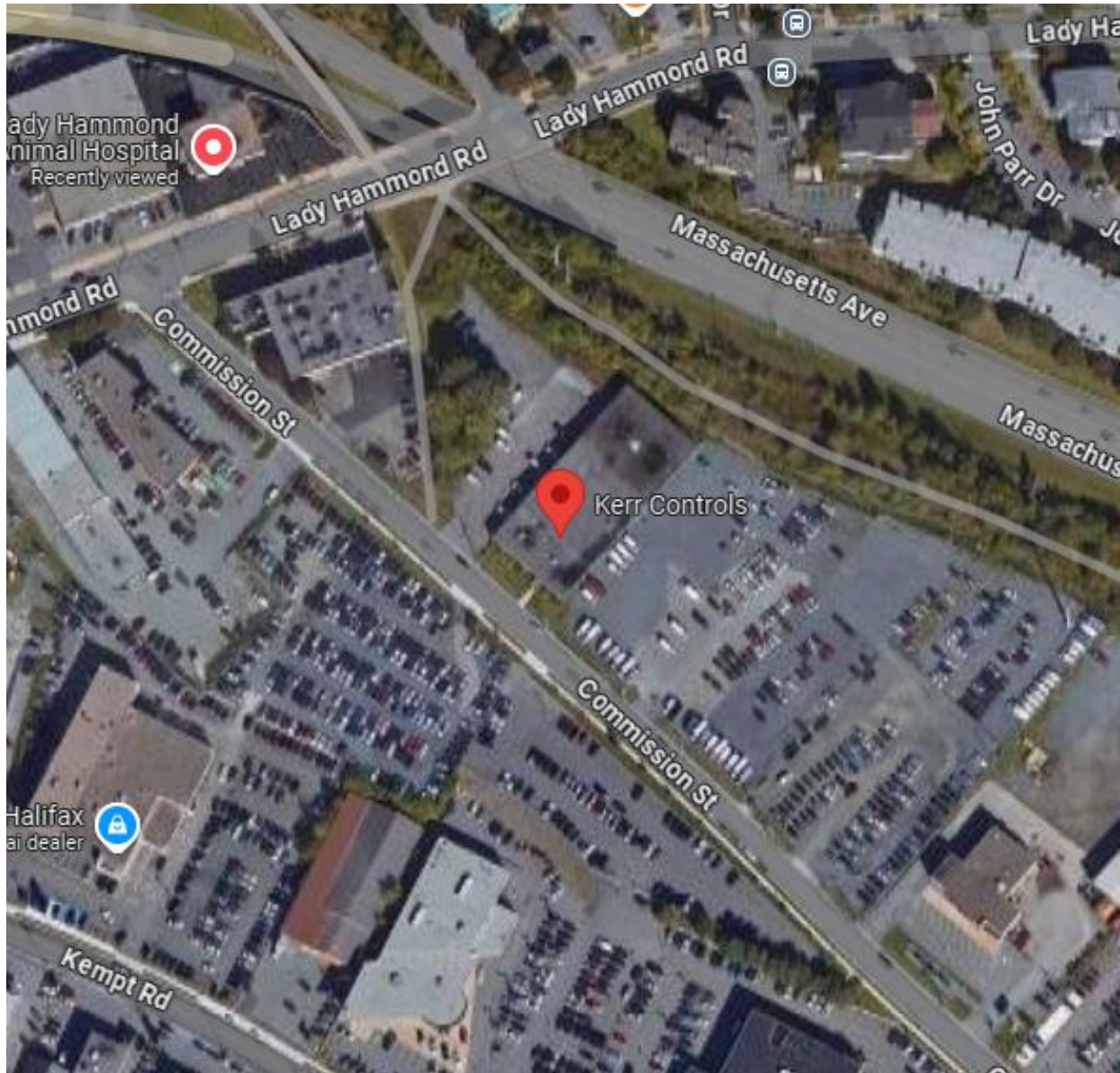
## Introduction

The subject of this security assessment is the property located at 3611 Commission St, Halifax, NS B3K 5P6. It is currently occupied by Kerr Controls Ltd, a wholesale distributor of heating, ventilation, air-conditioning, and refrigeration materials for residential and commercial markets. <https://kerrcontrols.ca/>

This security assessment is being made for a prospective new occupier of the premises. This document will assess the current security level of the property and make appropriate recommendations to achieve a medium security rating.

# Photographs

All photographs taken by the author unless otherwise noted



Aerial view of Kerr Controls and surrounding neighbourhood. [1]



Street view showing West and South sides of Kerr Controls [1]



West and South sides of Kerr Controls at night





West side warehouse section of building



West side office section of building





West side of building showing loading bays



West side building entrances



West side windows





West side windows near South side office section



South-west corner



South-West corner





South side near west corner

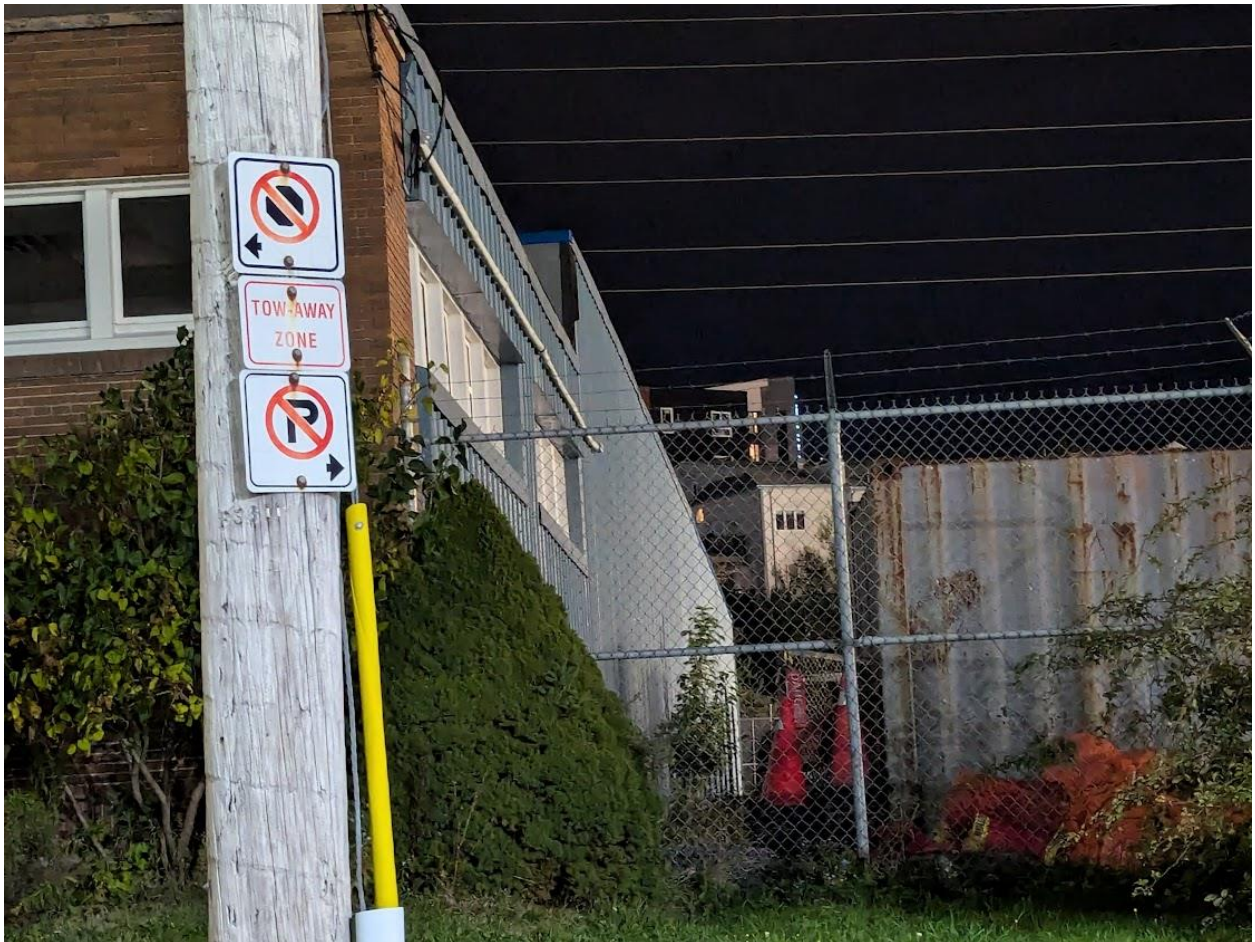


South side of building showing the office section





South side of building at night







Main entrance to the office section



Close-up of main doors



East side of building that is contained within neighbouring property's perimeter fence





East side of building at night



Wide angle of East side of building



North side of building



# Security Assessment

1. The building is approximately 30 meters wide and 65 meters deep. It is situated on an irregularly shaped unfenced property approximately 3000 m<sup>2</sup> in size.
2. The surrounding neighbourhood is primarily industrial and car lots on three sides and residential on the fourth.
3. Commission Street has a low-moderate traffic flow but Lady Hammond Road, one block away, is a major thoroughfare and is serviced by bus routes 29 and 93.
4. This is a relatively low-crime area according to HRM Crime Mapping. [2]
5. There seems to be good delineation between the office area of the building and the warehouse area.
6. The south side of the building fronts on Commission St.
  - 6.1. The windows provide good natural surveillance.
  - 6.2. Barred gates inside the glass door provides good after-hours access control.
  - 6.3. The front lawn is poorly distinguished from adjoining roadsides.
  - 6.4. Poorly groomed bushes create an eyesore and limit natural surveillance.
  - 6.5. The building is well lit from the street but has no lighting of its own on this side of the building.
7. The North side of the building backs onto a NS Power access road, separated by wooded area approximately 5 meters in width.
  - 7.1. This side of the building has no windows or other surveillance and has significant amounts of graffiti on the wall.
  - 7.2. This side of the building is unlit at night.
8. The East side of the building is on the property line, next to a fenced parking lot owned by O'Regan's Wholesale Direct, a used car retailer, and may also serve as a parking lot for FedEx vans and other vehicles.
  - 8.1. The fence surrounding this parking area is 2 m tall and is topped by three strands of barbed wire. The fence abuts snugly to the Kerr Controls building and restricts access to that side of the building.



- 8.2. There are a limited number of windows on that side of the building, allowing for some natural surveillance.
- 9. The West side of the building has a parking area and has access to the warehouse portion of the building, including three man-doors and two loading bays.
  - 9.1. The neighbouring property belongs to Wolseley Plumbing/HVAC and Happy Hounds Doggy Daycare.
  - 9.2. There are three lights on this side of the building that illuminate the parking lot.
- 10. A substantial number of windows near the front of this side of the building allows for good natural surveillance but the lack of windows near the back creates poor natural surveillance in that area.

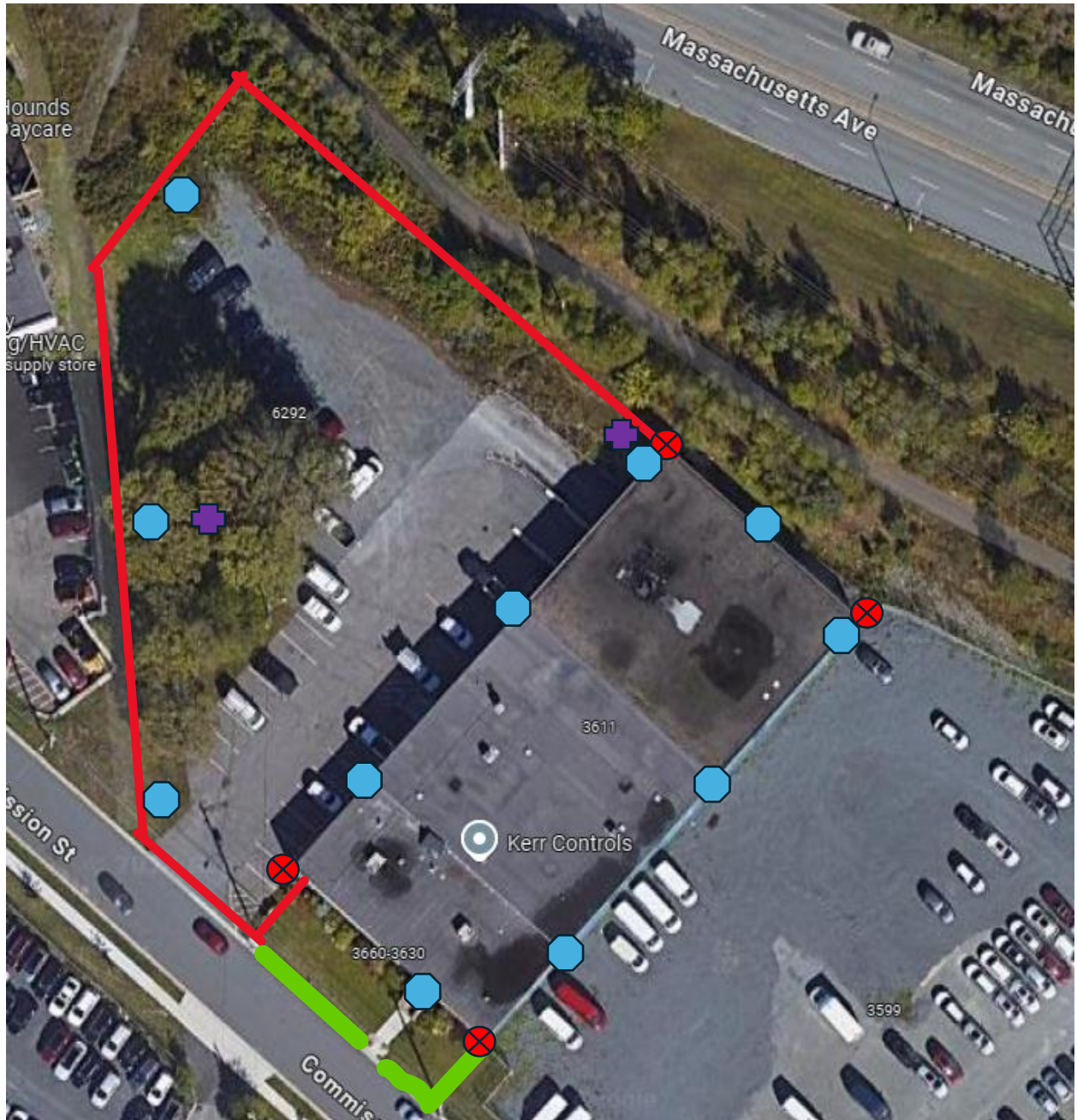
## Security Recommendations

1. On North side, the wooded area should ideally be cut back to 3 m from the building, or to the property line.
  - 1.1. However, the property line seems to be directly adjacent to the building and parking lot.
    - 1.1.1. Perhaps permission from NS Power could be obtained to cut back the wooded area on their property.
    - 1.1.2. If it is not possible to cut back the wooded area, thorny bushes should be planted along the edge of the building to discourage graffiti.
2. On the North side of the building, and elsewhere, all graffiti should be removed.
3. A smoking area should be created near the NW corner of the building to increase incidental monitoring of that area.
4. The treed area on the west side of the parking area should be cleared of undergrowth and low branches. A picnic table should be placed there to encourage foot traffic and loitering by employees on their breaks.
5. A chain link fence 2 m in height, topped by three strands of barbed wire should be built surrounding the parking area, with a gate allowing access.
  - 5.1. Vegetation such as trees and bushes should be cleared out to 3 m on either side of the fence.
  - 5.2. This, combined with appropriate door locks and alarms will create multiple layers of security.
6. On the South side, street-facing area, the bushes next to the building should be eliminated to increase natural surveillance.
  - 6.1. A low hedge or planters should be planted next to the edge of the property to separate public from semi-public spaces.
  - 6.2. Windows should be treated with a reflective coating so that people can see out but not in. This will improve the perception of active surveillance.
7. The warehouse area should be divided into separate shipping and receiving areas, preferably with a dedicated cargo bay for each.
  - 7.1. If the warehouse is bonded, and secure area must be provided for bonded goods.

8. An advanced intrusion alarm system that annunciates at a staffed remote location should be installed.
9. A security surveillance system should be installed that can be monitored locally by the security guard as well as remotely the security monitoring company and/or company executives.
  - 9.1. This system should monitor the grounds and all doors, with PTZ cameras on the four exterior corners near the roof and fixed cameras inside the doors.
10. A security guard should be on site outside of business hours. The guard should have a cell phone to communicate with the alarm company and local emergency services.
11. Proper lighting should be installed to illuminate the entire property to increase visibility. This would mean adding one light on the North and South sides, three lights on the East side, and three lights in the parking lot, as indicated on the diagram below.
12. Access doors should be controlled by biometric security during business hours, with the addition of key access for the existing door gates outside of business hours.
13. Proper signage should be installed to indicate private property and security warnings.
14. Training should be provided for staff on relevant security policies and procedures.
15. The arial photo below demonstrates the placement of the recommended security measures.



## Arial Diagram



[1]

### Diagram key:

— Chain-link fence with barbed wire

⬡ Lighting

⊗ Exterior PTZ camera

— Low hedge

⊕ Gathering area

## References

- [1] Google, "Google Maps," Maxar Technologies, 2024. [Online]. Available:  
] [https://www.google.ca/maps/place/Kerr+Controls+Ltd/@44.6638824,-63.6170887,551m/data=!3m1!1e3!4m6!3m5!1s0x4b5a210b84f0a80d:0x283d94fdaaf e46ee!8m2!3d44.6639657!4d-63.6159871!16s%2Fg%2F1hc61chy4!5m1!1e2?entry=tту&g\\_ep=EgoyMDI0MTAwMi4xI KXMDS0ASAFQAw%3D%3D](https://www.google.ca/maps/place/Kerr+Controls+Ltd/@44.6638824,-63.6170887,551m/data=!3m1!1e3!4m6!3m5!1s0x4b5a210b84f0a80d:0x283d94fdaaf e46ee!8m2!3d44.6639657!4d-63.6159871!16s%2Fg%2F1hc61chy4!5m1!1e2?entry=tту&g_ep=EgoyMDI0MTAwMi4xI KXMDS0ASAFQAw%3D%3D). [Accessed 08 10 2024].
  
- [2] Halifax Regional Municipality, "https://www.arcgis.com/," 08 10 2024. [Online].  
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<https://www.arcgis.com/apps/webappviewer/index.html?id=cd5b990f2132430bb2bda1da366f175c>. [Accessed 08 10 2024].