



THE METROPOLE

22 May 2025

Minutes of MTCC 1170 Meeting Number 250522R — Held on 22 May 2025

Present: Board — Keith Bricknell, Scott Froebe, James Louttit, and Nives Malara, Marc de Montigny; and, PropertyWright Management: Nancy Bijelic (all by Microsoft Teams).

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 1839h.

02 Waiver of Notice, and/or Adoption of Agenda and Additions:

Resolution 250522R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 250522R, as presented.

Marc de Montigny/Nives Malara — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #250522R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 250522R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 250424R, as presented.

Marc de Montigny/Nives Malara — Carried

05 Administrative and Security Reports:

(a) Where applicable, Corporate Officers responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.

(i) CPTED Audit: Please refer to Section 11(a) of these Minutes.

(ii) Locker Rooms' Security: Please refer to Section 11(b) of these Minutes.

(iii) Transfer Switch: Please refer to Section 11(c) of these Minutes.

(iv) Risers' Valves: Please refer to Section 11(d) of these Minutes.

(v) Sundry Reports: Directors commented briefly on the Administrative, and/or Security Reports encompassed in Section 06 of these Minutes.

06 Motion to Receive Administrative and Security Reports as Information:

Resolution 250522R03: Receiving Administrative and Security Reports as Information

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall receive, as information, the MTCC 1170 Management Office's Administrative Report for May 2025, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2024 to 31 March 2025, and the Front Desk Security Report for the period 04 April 2025 to 03 May 2025

Nives Malara/Marc de Montigny — Carried

07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:

(a) None

08 Correspondence Requiring Action and/or Response:

(a) None

09 Special Committee Reports:

(a) None

10 Other Reports:

(a) None

11 New and/or Brought-Forward Business:

(a) CPTED Audit:

Resolution 250522R04: Receiving the TPS's CPTED Security Report as Information

WHEREAS the Toronto Police Service (TPS) has provided a [CPTED Audit Report](#) ("Report") on MTCC 1170's levels of security; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the Report as information and authorises implementation of reasonably feasible portions of the Report's recommendations; AND, FURTHER,

BE IT RESOLVED that MTCC 1170 authorises attachment of the Report to the Minutes of Meeting #250522.

James Louttit/Scott Froebe — Carried

(b) Locker Rooms' Security:

Resolution 250522R05: Authorising Security Plate Installations

WHEREAS MTCC 1170 wishes to enhance security of residents' personal belongings in locker-storage areas; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying \$4,320.38 (+HST) to [SMS Security](#) to install blocker plates on 27 locker doors, as described in [SMS Security](#)'s Quote #61939627; AND, FURTHER,

BE IT RESOLVED that payment for completion of work described in Quote #61939627 shall be from the Operating Fund.

Scott Froebe/James Louttit — Carried

(c) Transfer Switch: *Keith Bricknell surrendered the Chair to James Louttit*

Resolution 250522R06: Authorising Automatic Transfer Switch Replacement

WHEREAS the automatic transfer switch for MTCC 1170's emergency generator failed on or about 02 May 2025; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises [Total Power](#) to complete the following tasks:

(a) as described in Quotation ID SQ-2015000, supply one (1) automatic transfer switch ("switch") for \$77,385.00 (+HST), with payment thereof to be from the Reserve Fund AND,

(b) as described in Quotation ID: SQ-2015411, complete all after-hours work necessary for the switch's installation for \$4,640.0 (+HST), with payment thereof to be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

(d) Risers' Valves: *Keith Bricknell resumed the Chair*

Resolution 250522R07: Authorising Riser Valve Replacements

WHEREAS six (6) riser-valves have ceased functioning; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Jermark Plumbing and Mechanical](#) \$3,650.00 (+HST) to replace the aforementioned six (6) valves, with payment thereof to be from the Reserve Fund:

Scott Froebe/Marc de Montigny — Carried

12 Perusal File of Correspondence Received as Information:

(a) None

13 Date of the Next Meeting(s):

(a) Special Meeting: TBA

(b) Regular Meeting #250626R: 1830h on Thursday 26 June 2025.

14 Motion for Adjournment

Resolution 250522R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 250522R at 1852h on Thursday 22 May 2025.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Marc de Montigny”

President: Keith Bricknell

Secretary: Marc de Montigny

Adopted at Meeting #250626R

CPTED AUDIT REPORT

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Initial Impressions of property:		Well Maintained; Clean; Secure			
CPTED AUDIT DATE:	4/22/25	START TIME:	10:00	END TIME:	11:15
OFFICER NAME:	GELLEL	RANK:	PC	BADGE:	10608

Bail Compliance Check	<input type="checkbox"/>	Community Request	<input checked="" type="checkbox"/>	Directed Patrol	<input type="checkbox"/>	Follow-Up	<input type="checkbox"/>
General Community Patrol	<input type="checkbox"/>	Initial Radio Call	<input type="checkbox"/>	Officer Request	<input type="checkbox"/>	Community Event	<input type="checkbox"/>
Associated Previous Radio Call or General Occurrence.							

STREET ADDRESS:	7, 9, 11 King St E & 2-16 Victoria St		
PREMISE NAME:	The Metropole Condos	POSTAL CODE:	M5C 3C5
		DIVISION:	51

Does this person consent to receive a follow-up survey: Yes ☐ No ☐

CONTACT	GIVEN	SURNAME	PHONE	EMAIL
Owner:				
Occupant:				
Manager:	Georgina	Grima	416-861-8320	mtcc1170@outlook.com
Other:				

Residential:	Single Family Detached <input type="checkbox"/>	Single Family Townhouse <input type="checkbox"/>	Apartment High Density <input type="checkbox"/>	Other: Condominium		
Commercial:	Construction <input type="checkbox"/>	Dealership <input type="checkbox"/>	Store <input type="checkbox"/>	Dwelling <input type="checkbox"/>	Gas Station <input type="checkbox"/>	Financial Institution <input type="checkbox"/>
	Bar / Restaurant <input type="checkbox"/>	Retail <input type="checkbox"/>	Garage <input type="checkbox"/>	Place of Worship <input type="checkbox"/>	Factory <input type="checkbox"/>	Pharmacy <input type="checkbox"/>
	Other: <input type="text"/>					

DISTRIBUTION:

Original - Retain at Unit
Copy - Crime Prevention Coordinator via CPTED@tps.ca

SECTION B - NORTH SIDE

Please use the legend below to the best of your ability to indicate whether items:				Provide any notes, comments or associated recommendations
	Remove	Replace / Repair	Install	
NATURAL ACCESS CONTROL				Comments/Recommendations
Design Features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Address needs to be larger and more visible (Lit up)
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walkways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
NATURAL SURVEILLANCE				Comments/Recommendations
Blind Spots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Improve lighting over TOP CUT #9 entry way and power wash entrance
Clearance 2 FT/ 7FT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Improve lighting over NODA DESIGNS #11 entry way and power wash entrance
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Obstructed View	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TERRITORIAL REINFORCEMENT				Comments/Recommendations
Conflicting Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Install potted plants out front indicating visible points of entry
Defined Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Defined Walkways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Signs or Symbols	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
MAINTENANCE				Comments/Recommendations
Garbage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Graffiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wear and Tear	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TARGET HARDENING				Comments/Recommendations
CCTV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Excellent CCTV coverage
Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Secondary doors can only be opened by Security
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Locks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clear sight lines in and out of the building
Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
INTENDED ACTIVITY				Comments/Recommendations
Abnormal Users	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

GENERAL COMMENTS/RECOMMENDATIONS

Excellent Camera Surveillance of property, excellent sight lines in and out of the front entrance, Security Guard/Concierge. Signage inadequate for a large building and should be broader and more visible to indicate it's natural use. The area is clean and tidy and in good repair.

SECTION B - EAST SIDE

Please use the legend below to the best of your ability to indicate whether items:				Provide any notes, comments or associated recommendations	
	Remove	Replace / Repair	Install		
NATURAL ACCESS CONTROL				Comments/Recommendations	
Design Features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Walkways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
NATURAL SURVEILLANCE				Comments/Recommendations	
Blind Spots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overhead lighting over doors could be improved for aesthetics and brightness Mirrored glass on the front windows at #6 and #16 limiting sight lines inside. #2 - 16 side lights are frosted eliminating sight lines in and out	
Clearance 2 FT/ 7FT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Obstructed View	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
TERRITORIAL REINFORCEMENT				Comments/Recommendations	
Conflicting Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Defined Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Defined Walkways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Signs or Symbols	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
MAINTENANCE				Comments/Recommendations	
Garbage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	doors from #2-16 could be cleaned or painted	
Graffiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Wear and Tear	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
TARGET HARDENING				Comments/Recommendations	
CCTV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Locks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
INTENDED ACTIVITY				Comments/Recommendations	
Abnormal Users	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Personal use	
Vehicles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
GENERAL COMMENTS/RECOMMENDATIONS					
Frosted glass eliminates sight line inside and out, replacing lights over each door, power wash or paint doors					

SECTION B - SOUTH SIDE

Please use the legend below to the best of your ability to indicate whether items:	Remove	Replace / Repair	Install	Provide any notes, comments or associated recommendations
NATURAL ACCESS CONTROL				Comments/Recommendations
Design Features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	power washing vestibules to remove excriment
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walkways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NATURAL SURVEILLANCE				Comments/Recommendations
Blind Spots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Clearance 2 FT/ 7FT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Obstructed View	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TERRITORIAL REINFORCEMENT				Comments/Recommendations
Conflicting Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Post address near garage Keep out/Under surveillance signs in small vestibules Increased lighting over garage door and in vestibule
Defined Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Defined Walkways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Signs or Symbols	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
MAINTENANCE				Comments/Recommendations
Garbage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remove garbage where underhoused are sleeping ie needles, pillows, toilet paper , power wash as well.
Graffiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wear and Tear	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TARGET HARDENING				Comments/Recommendations
CCTV	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	While CCTV is great on the ramps, cameras should be installed in the actual lots to prevent theft of/from vehicles and monitor the stairwell entrances and exits Access from loading dock area to mail boxes should be fobbed Exit from parking lot to stairwell should be fobbed
Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Locks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
INTENDED ACTIVITY				Comments/Recommendations
Abnormal Users	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking lot and loading dock
Vehicles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

GENERAL COMMENTS/RECOMMENDATIONS

Unfortunately, the fire exit to a neighbouring property allows for under housed persons to sleep in vestibule and treat it as their home/washroom. Residents should be careful when exiting that door to ensure it is shut properly behind as evidence indicated someone had gotten in.

SECTION B - WEST SIDE

Please use the legend below to the best of your ability to indicate whether items:				Provide any notes, comments or associated recommendations
	Remove	Replace / Repair	Install	
NATURAL ACCESS CONTROL				Comments/Recommendations
Design Features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walkways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NATURAL SURVEILLANCE				Comments/Recommendations
Blind Spots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Clearance 2 FT/ 7FT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Obstructed View	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TERRITORIAL REINFORCEMENT				Comments/Recommendations
Conflicting Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Defined Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Defined Walkways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Signs or Symbols	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
MAINTENANCE				Comments/Recommendations
Garbage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Graffiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wear and Tear	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TARGET HARDENING				Comments/Recommendations
CCTV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Locks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
INTENDED ACTIVITY				Comments/Recommendations
Abnormal Users	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

GENERAL COMMENTS/RECOMMENDATIONS

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GENERAL COMMENTS/RECOMMENDATIONS

- West side of the building belongs to another address
- The building itself is in great repair with no graffiti
- Excellent sight line in and out from front entrance
- Townhouse doors need to be cleaned and/or painted
- Excellent CCTV footage and security/concierge service + other security features including ie garage door alerts security that someone has entered, fob entrances disengaging in case of fire, motion activated lights in some areas
- Lighting to be improved in vestibules
- Power washing in some areas
- Replacement of frosted glass/mirrored windows
- Fob/lock on door to mail room
- Townhouse owners/renters should consider replacing over door lighting for aesthetics and improved lighting
- Replace push bar entrance from parking lot to stairwall to fob accessible

This Crime Prevention Through Environmental Design audit was conducted in accordance with generally accepted police service standards and protocols. It does not purport to set forth all hazards nor to indicate that other hazards do not exist. The Toronto Police Services Board, its officers or other employees make no warranty, expressed or implied, concerning the conditions described in this report, nor shall they be liable in any manner for any injury or damage of any kind arising from or connected with the audit.

Jennifer Gellel J (M) Digitally signed by Jennifer Gellel J (M)
Date: 2025.04.22 14:52:06 -04'00'

Signature - CPTED Audit conducted

4/22/25

Date (YYYY/MM/DD)

DISTRIBUTION:

Original - Retain at Unit
Copy - Crime Prevention Coordinator via CPTED@tps.ca