



REPORT FOR ACTION

Security CCTV and Equipment Program – Revised Phase 1 Scope and Funding

Date: October 7, 2026

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: All

SUMMARY

The purpose of this report is to seek approval from the Board of Directors of Toronto Parking Authority (TPA) for an additional capital investment of \$1,931,635, excluding Harmonized Sales Tax (HST), to complete the revised Phase 1 scope of the Security CCTV and Equipment Program.

In July 2021, the Board authorized the President, Toronto Parking Authority (TPA), to enter into a contract with the City of Toronto's approved vendor, Met-Scan Canada Limited, for the supply and installation of CCTV cameras, emergency intercoms (duress stations) and access control for secured areas equipment at nine priority TPA parking facilities, at a total approved value of \$4,696,689, including contingency.

As detailed design and implementation progressed, TPA and the City of Toronto's Corporate Security identified that several facilities did not have the City network infrastructure required to connect the planned security equipment to the City's security network. The need for this infrastructure was not fully accounted for in the original project scope. Furthermore, concurrent State of Good Repair projects and site-specific conditions impacted the sequencing and installation of several security system components.

Management subsequently revised the Phase 1 delivery approach to prioritize CCTV installation and the network infrastructure required to support centralized monitoring. Certain originally planned access control and emergency communication components were deferred. Several installations were also rescheduled or replaced with other priority locations based on security requirements, network readiness and coordination with other capital projects.

In July 2026, the Board approved an additional \$360,000 to complete CCTV installation at Car Park 43 and Car Park 68, bringing existing Board-approved Phase 1 authority to \$5,056,689.

By year-end 2026, approximately \$4,108,324 is expected to have been spent or committed, leaving \$948,365 of existing approved funding available. A further \$1,931,635 is required to complete the remaining revised Phase 1 work in 2027, resulting in total Phase 1 authority of \$6,988,324, excluding HST.

The outstanding work will primarily involve the installation and integration of the remaining CCTV cameras, all emergency intercoms (duress stations), and access control systems for secured areas. Loitering speakers have also been incorporated into the overall security equipment package as an additional security measure. This work will be supported by the network infrastructure required to connect the identified facilities to the City’s security network and enable centralized monitoring through the City of Toronto Corporate Security Control Centre.

The remaining work will be coordinated with the City's Corporate Security and delivered using City-approved procurement processes. Subject to Board approval, Management expects the revised Phase 1 scope to be completed in 2027 within the total authorized funding of \$6,988,324.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

- 1. The Board of Directors of the Toronto Parking Authority authorize an additional capital investment of \$1,931,635, excluding Harmonized Sales Tax (HST), to complete the revised Phase 1 scope of the Security CCTV and Equipment Program, increasing total Phase 1 authority from \$5,056,689 to an upset limit of \$6,988,324, excluding HST).

FINANCIAL IMPACT

By the end of 2026, a total of \$4,108,324 is expected to be spent or committed toward Phase 1 of the Security CCTV and Equipment Program. The remaining \$2.88 million required to complete Phase 1 in 2027 will be funded through \$948,365 in previously approved capital funding in July 2021 (Item 2021.PA25.4) and in July 2026 (Item 2026.PA20.10) and the additional \$1,931,635 requested in this report.

Chart 1: Phase 1 – Funding Status and Additional Funding Requirement



Table 1: Phase 1 – Financial Summary Security CCTV and Equipment

Financial summary	Amount
Original Board-approved investment (Item 2021.PA25.4)	\$4,696,689
Supplemental Board approved investment – TPA and City of Toronto Corporate Security CCTV Enhancements – Project Completion of CP 43 and CP 68 (Item 2026.PA20.10)	\$360,000
Less: Expenditures and commitments through 2026	(\$4,108,324)
Remaining Board approved funding	\$948,365
Additional funding requested in this report	\$1,931,635
Total funding required for completion in 2027	\$2,880,000
Revised total Phase 1 investment	\$6,988,324

Funding for the proposed amendment is available within the 2027 TPA Capital Budget and Plan under Internal Order 700581.

CALL SUMMARY

The remaining Phase 1 work will be coordinated with the City of Toronto's Corporate Security and delivered in accordance with applicable City procurement requirements. The scope will primarily include the installation and integration of security systems, including CCTV cameras, emergency intercoms (duress stations), access control for secured areas and loitering speakers, together with the supporting network infrastructure required to connect the identified facilities to the City's security network and enable centralized monitoring.

Any contract awards associated with this scope will be undertaken through the City of Toronto's established Corporate Security procurement mechanisms, within the delegated authority of Corporate Real Estate Management. The procurement process is expected to be completed by the end of 2026. No additional non-competitive contract authority is being requested through this report.

TPA will remain accountable for the approved capital funding and overall program delivery, while Corporate Security will provide technical oversight and contract administration in accordance with the existing security-services governance arrangement between TPA and the City of Toronto.

DECISION HISTORY

At its meeting on July 24, 2026, the Board of Directors of the Toronto Parking Authority approved item PA20.10 - Contract Award - Toronto Parking Authority and City of Toronto Corporate Security CCTV Enhancements - Project Completion of Car Park 43 and Car Park 68, providing authority for the President, Toronto Parking Authority, to enter into and execute a new non-competitive service agreement with Met-Scan Canada Limited to complete the design and installation of previously purchased Closed-Circuit Television equipment at Car Park 43 and Car Park 68.

<https://secure.toronto.ca/council/agenda-item.do?item=2026.PA20.10>

At its meeting on May 15, 2025, the Board of Directors of the Toronto Parking Authority approved item PA14.11 - Toronto Parking Authority Security Approach and Framework.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PA14.11>

At its meeting of November 13, 2024, City Council adopted Item IE17.5, "Enhanced Nighttime Security at Green P Parking Facilities." The item requested the Toronto Parking Authority to review and consider a universal security protocol for TPA's garages and parking lots and to provide a summary of the current security approach and assessment framework used to allocate security resources at TPA facilities.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.IE17.5>

At its meeting on July 19, 2021, the Board of Directors of Toronto Parking Authority adopted Item PA25.4 - Contract Award - For Supply and Installation of Access Control, Intercom and Video Surveillance Equipment at Nine Toronto Parking Authority Off-Street Parking Facilities. The item authorized the President, Toronto Parking Authority, to enter into a contract with City of Toronto's approved vendor Met-Scan Canada Limited for the supply and installation of closed-circuit television cameras, emergency intercoms and door access readers at nine Toronto Parking Authority off-street parking facilities.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.PA25.4>

At its meeting of June 26, 2019, the Board of Directors of the Toronto Parking Authority adopted item PA7.5, providing authority for the President, TPA to enter into a Service Level Agreement with the Corporate Security of Corporate Real Estate Management for the purpose of Corporate Security assuming management and oversight responsibility of TPA's security program.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.PA7.5>

At its meeting of October 24, 2018, the Board of Directors of the Toronto Parking Authority received PA15.6, Toronto Parking Authority - Status Update of Security Services Assessment. The Item set out the preliminary results of an assessment of the TPA's security strategies, plans, and deployment conducted by the City of Toronto's Director of Corporate Security. The Board adopted a comprehensive framework comprising a range of recommendations and initial actions to further the goals of augmenting, enhancing, and updating the TPA's security program.

<https://secure.toronto.ca/council/agenda-item.do?item=2018.PA15.6>

The Board of Directors of Toronto Parking Authority (TPA) considered Item PA8.4, "Matters Arising from Ongoing Reviews of Delivery of Security Services", at its March 5, 2018 meeting. The Board directed the Acting President to request the City of Toronto's Director of Corporate Security to conduct a comprehensive assessment of Toronto Parking Authority security strategies, plans, and deployment, covering all aspects the Director considers appropriate (the "Security Services Assessment").

<https://secure.toronto.ca/council/agenda-item.do?item=2018.PA8.4>

COMMENTS

TPA is committed to providing safe, secure and reliable parking and mobility services across Toronto. Security infrastructure is an important component of this commitment and supports the safety of customers and employees, the protection of TPA assets, and the effective operation of TPA facilities.

The Security CCTV and Equipment Program originated from a security risk assessment undertaken by the City of Toronto's Corporate Security and presented to TPA's Board of Directors in March 2018 (Item 2018.PA8.4). The assessment formed part of a broader review of security conditions across TPA's parking garages, with particular focus on facilities experiencing higher frequencies of reported security incidents.

In 2021, the Board approved Item PA25.4, authorizing the President, TPA, to enter into a contract with the City of Toronto's approved vendor, Met-Scan Canada Limited, for the supply and installation of closed-circuit television (CCTV) cameras, access control systems and duress stations at nine TPA off-street parking facilities as part of Phase 1 of the program, at a total approved value of \$4,696,689.

The original Phase 1 scope included CCTV cameras, emergency intercoms (duress stations), and access control systems for secured areas at nine priority parking facilities. Since the original scope was approved, loitering speakers have also been incorporated into the City of Toronto's standard security equipment package managed by Corporate Security, adding approximately \$33,000 to the revised Phase 1 funding requirement.

The original project definition, however, did not fully account for the City network infrastructure required to connect and operate the security systems within the City's security environment. Through detailed design and implementation, TPA and Corporate Security confirmed that network connectivity was a prerequisite for centralized monitoring. Several facilities did not have the required City network infrastructure in place, resulting in additional design, telecommunications and installation requirements that were not included in the original project budget.

Management therefore revised the delivery approach to prioritize CCTV deployment and the network infrastructure necessary to support centralized monitoring. As the required City of Toronto network infrastructure had not yet been deployed at all locations, access control systems for secured areas and certain emergency communication components were deferred from the revised Phase 1 scope until the network infrastructure was in place.

The project has also been affected by State of Good Repair work, site conditions and changes in security priorities. As a result, certain originally identified facilities were

deferred, and other priority facilities were added or substituted in coordination with Corporate Security.

These changes increased both the cost and duration of Phase 1. They have also informed a revised planning approach for future security projects, under which physical security, telecommunications, network and facility requirements will be identified collectively during project initiation and design.

In July 2026, the Board approved an additional \$360,000 under Item PA20.10, Contract Award – Toronto Parking Authority and City of Toronto Corporate Security CCTV Enhancements – Project Completion of Car Park 43 and Car Park 68. This increased total Board-approved funding for Phase 1 to \$5,056,689.

Phase 1 Delivery Status

Following the 2021 Board approval, TPA and the City of Toronto's Corporate Security reviewed the sequencing, technical requirements and site-specific conditions for each location identified in Table 2: Phase 1 Original Scope.

Table 2: Phase 1 Original Scope

CP No	Address	# of Spaces	# of Cameras	# of Intercoms	# of Access Control Packages	Cost for cameras (\$)	Cost for Intercoms (\$)	Cost for access control packages (\$)	Estimated Total Cost Per Car Park (\$)
34	20 Dundas Sq	253	21	7	13	186,072	39,000	65,000	\$290,072
125	323 Richmond Sq	258	11	4	11	132,224	33,000	55,000	220,224
1	20 Charles Sq	636	33	20	8	660,146	24,000	40,000	724,146
68	20 St Andrew Sq	433	36	15	11	350,000	33,000	55,000	438,000
43	2 Church Sq	1969	113	24	20	890,000	60,000	100,000	1,050,000
36	110 Queen W Sq	2027	74	34	6	770,000	18,000	30,000	818,000
217	1445 Bathurst St	44	9	3	4	166,275	12,000	20,000	198,275
262	10 Soho	116	16	6	11	195,000	33,000	55,000	283,000
150	40 Larch	357	22	6	6	200,000	18,000	30,000	248,000
	Total	6093	335	119	90	3,549,717	270,000	450,000	4,269,717

CP No	Address	# of Spaces	# of Cameras	# of Intercoms	# of Access Control Packages	Cost for cameras (\$)	Cost for Intercoms (\$)	Cost for access control packages (\$)	Estimated Total Cost Per Car Park (\$)
Contingency (10%)									426,972
Grand Total (\$)									4,696,689

Implementation has progressed as follows:

- CCTV has been installed at Car Parks 1, 34, 125, 217 and 262. Work at Car Parks 43 and 68 is being completed through the 2026 program approved under Item 2021.PA20.10.
- Car Park 36 was deferred following further stakeholder review, while work at Car Park 150 has been delayed to 2027 to align with planned State of Good Repair work.
- To maintain progress on the security program, Car Parks 26, 58, 261, 304, 221 and 215 were identified as replacement or additional locations for CCTV installation.
- New facilities, including Car Parks 72 have also been delivered with CCTV cameras, emergency intercoms (duress stations), access control to secured areas, loitering speakers and network infrastructure through separate City-led capital projects.

Table 3: Phase 1 Original Scope Status with Amended Locations

Car Park No.	Address	CCTV Cameras	Intercoms (Duress Stations)	Access Control Packages for Secured Areas	Loitering Speakers for Stairwells
Phase 1 Nine (9) Car Parks					
34	20 Dundas Sq	Installed	Deferred/Planned	Deferred/Planned	Planned
125	323 Richmond Sq	Installed	Deferred/Planned	Deferred/Planned	Planned
1	20 Charles Sq	Installed	Deferred/Planned	Deferred/Planned	Planned
68	20 St Andrew Sq	Partially Installed	Deferred/Planned	Deferred/Planned	Planned
43	2 Church Sq	Partially Installed	Deferred/Planned	Deferred/Planned	Partially Installed
36	110 Queen W Sq	Deferred	Deferred/Planned	Deferred/Planned	Planned
217	1445 Bathurst St	Installed	Deferred/Planned	Deferred/Planned	Planned
262	10 Soho	Installed	Deferred/Planned	Deferred/Planned	Planned
150	40 Larch	Deferred/Planned	Deferred/Planned	Deferred/Planned	Planned

Phase 1 (Car Parks identified as replacements due to City of Toronto Network connectivity)					
215	74 Yorkville	Installed	Phase 2	Phase 2	Phase 2
26	33 Queen Street E	Installed	Phase 2	Phase 2	Phase 2
261	45 Abell St	Installed	Phase 2	Phase 2	Installed
304	11 Wellsley W	Installed	Phase 2	Phase 2	Phase 2
221	121 St. Patrick	Installed	Phase 2	Phase 2	Phase 2
72	72 Front St E	Installed	Installed	Installed	Installed

This revised approach has allowed TPA and Corporate Security to continue addressing priority security requirements while coordinating installations with network availability, facility renewal work and other capital projects.

Financial Position and Additional Funding Requirement

By the end of 2026, approximately \$4,108,324 is expected to have been spent or committed toward Phase 1. A further \$948,365 remains available from previously approved funding under Items PA25.4 and PA20.10, bringing total existing Board-approved funding to \$5,056,689.

An additional \$1,931,635, excluding Harmonized Sales Tax (HST), is required to complete the remaining Phase 1 work. If approved, total funding for Phase 1 will increase to \$6,988,324.

The remaining work will be delivered in coordination with the City of Toronto's Corporate Security and will focus on completing the required CCTV installations and associated City network infrastructure at the identified facilities.

Future Program Approach

The experience gained through Phase 1 has demonstrated the importance of integrating physical security, network infrastructure and facility modernization at the outset of capital planning. Going forward, TPA and City Corporate Security will work collaboratively with TPA's capital project teams to identify security requirements during the planning and design stages of new construction and major rehabilitation projects.

This approach is already being applied at newer and substantially redeveloped facilities, where CCTV cameras, emergency intercoms (duress stations), access control to secured areas, loitering speakers and network infrastructure, and other required security systems can be incorporated into the facility design rather than retrofitted after construction.

Future installation of emergency intercoms (duress stations) access control to secured areas and loitering speakers at Phase 1 additional locations are not included in the

additional funding requested through this report. These requirements will be reassessed on a program-wide basis, with associated scope and funding requirements considered as part of the 2028 capital planning process and future capital programs.

Conclusion and Next Steps

Completion of Phase 1 will provide enhanced CCTV coverage, emergency intercoms (duress stations), access control to secured areas, loitering speakers and network infrastructure necessary to support centralized monitoring at the identified facilities. The program will strengthen TPA's ability to monitor higher-risk locations, respond to security incidents and protect customers, employees and assets.

As TPA completes Phase 1 and develops the next phase of its security program, investment decisions will continue to be informed by risk, incident trends, facility conditions and operational requirements. TPA will also continue to complement technology investments with appropriate security patrols, monitoring and coordination with City divisions, security providers, emergency services and community partners.

CONTACT

Jarrett McDonald, Vice President, Operations, Toronto Parking Authority
437-833-3363, Jarrett.McDonald@greenpmobility.com

Dwaine Nicol, Director, Corporate Security, City of Toronto
(416)991-6125, Dwaine.Nicol@toronto.ca

SIGNATURE

W. Scott Collier, President
Toronto Parking Authority

ATTACHMENTS

Nil