


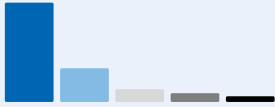


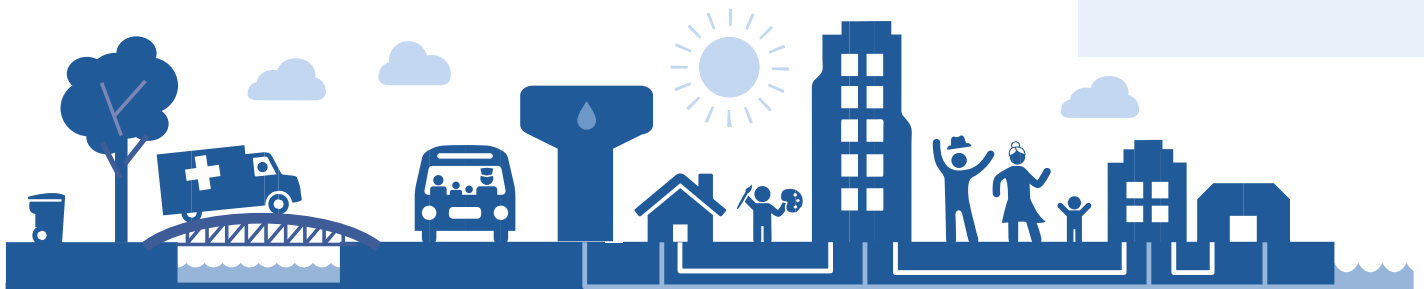
2025 Infrastructure Status and Outlook Report

Maintaining existing assets in a state of good repair and building new infrastructure which meets current and future needs is critical to the success of Peel. **Peel’s target asset level of service is to achieve an overall infrastructure status of Good.** This goal allows Peel to balance investing enough in the infrastructure to support efficient and reliable services while maintaining affordable tax and utility rates for the community.

This report outlines the current state of Peel’s infrastructure and highlights some of the organization’s major improvement priorities. The Risk Management ratings take into account approved funding that is available for State of Good Repair (SoGR) that are in progress or have yet to be initiated.

Peel Overall






Infrastructure	Status
<p>Peel owns and operates roads, bridges, buildings, pipes, fleet and equipment to support services from Housing Support to Water Supply with a replacement value of approximately \$51.5 Billion (2024 values excluding land).</p>	<p>Risk Management Rating</p>  <p>Good</p>
Outlook	Condition Grade
<p>Over the next 10 years, Peel plans to invest approximately \$5.9 Billion to maintain the infrastructure and continue to provide high quality services, contributing to a Community for Life in Peel Region.</p>	 <p>A B C D F</p>



What do the symbols mean?






Risk Management Rating






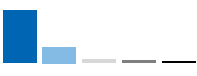



This accounts for approved funding that is available for SoGR

	Very Good	Almost all assets in the portfolio are achieving the desired targets
	Good	Most assets in the portfolio are achieving the desired targets
	Fair	Many assets in the portfolio are not achieving the desired targets
	Poor	Most assets in the portfolio are not achieving the desired targets
	Very Poor	Almost all assets in the portfolio are not achieving the desired targets










Condition Grade

This represents the physical health of the assets







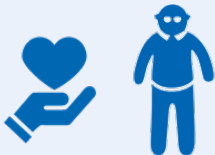





	A	New or like new condition
	B	In a good state of repair
	C	Some non-critical defects; some critical repairs in the near term
	D	Some critical defects; many critical repairs in the near term
	F	Many critical defects; immediate repairs or replacement required

Service (2024 Asset Value)	Infrastructure	Status	Outlook
Water Supply (\$20,831M) 	Two treatment plants, 15 wells, 19 pumping stations, 30 water storage facilities and 4,827 km of water pipes provide safe, reliable, high quality drinking water.	 Good  A B C D F	The Capital Plan includes adequate reinvestments to sustain the assets. However, growing risks from climate change may require enhancements to the treatment system. Asset reinvestments will be strategically optimized to support the long-term sustainability of Peel's distribution system and water treatment plants, ensuring the achievement of desired service outcomes.
Wastewater (\$19,904M) 	Two treatment plants, 33 sewage pumping stations and 3,763 km of sanitary sewer pipes provide safe and environmentally responsible collection and treatment of wastewater.	 Good  A B C D F	The Capital Plan includes adequate reinvestments to sustain the assets. However, to address the increasing risks posed by climate change and enhance operational efficiency, upgrades to the treatment and collection systems are essential. Ongoing expansions and rehabilitations at the treatment and collection systems will support sustainability, ensuring the achievement of desired service outcomes.
Operations Yards, Fleet and Equipment (\$336.6M) 	Five Public Works yards, 547 vehicles and 213 pieces of equipment, 340,924 Transmitters, 332,687 Residential water meters, 2,218 High Consumer water meters and 6,009 Commercial water meters support the delivery of the Region's services.	 Very Good  A B C D F	The Capital Plan includes adequate reinvestments to sustain the assets. Ongoing redevelopments across the Operations Yard portfolio are being undertaken to enhance service delivery for Peel Region Programs.










**Appendix I
Enterprise Asset Management Program Update 2025**

Service (Asset Value)	Infrastructure	Status	Outlook
<p>Heritage, Arts & Culture (\$49M)</p> 	<p>Four heritage facilities are home to the Peel Art Gallery, Museum and Archives, supporting and sustaining the historical and cultural fabric of Peel.</p>	<p> Very Good</p> 	<p>The Capital Plan includes adequate reinvestments to sustain the assets. Funding has been allocated to address the condition of some of the lower scoring assets. These asset scores are expected to improve as this funding is applied to the identified needs.</p>
<p>Waste Management (\$268M)</p> 	<p>Six community recycling centres, two composting and curing facilities, two transfer stations, two gas collection facilities, one leachate treatment facility, 11,768 multi-residential carts and 690,807 curbside collection carts support the safe removal of solid waste from the community and advance the achievement of our waste diversion goals. Peel also manages leachate collection and landfill gas systems to minimize environmental and health impacts.</p>	<p> Very Good</p> 	<p>The Capital Plan includes adequate reinvestments to sustain the assets.</p> <p>On September 11, 2025, Peel Region Council approved the transfer of waste collection services to Brampton, Mississauga, and Caledon, effective October 1, 2027. Peel Region will continue managing Community Recycling Centres and waste processing. Assets being transferred, such as collection carts, are excluded from this report.</p> <p>An Infrastructure Plan is underway to guide future upgrades to the Waste Management system. Portfolio analysis may be updated once the plan is finalized.</p>
<p>Roads and Transportation (\$4,457M)</p> 	<p>1,637 lane km of Arterial roads, 179 bridges and large culverts, 32 km of noise walls, 255 retaining walls, 18,759 right-of-way trees, 406 signalized intersections, two stormwater pumping stations, 258 km of storm sewers, 2 storm ponds and 144 manufactured treatment devices support the movement of goods and people through an essential transportation hub for Ontario, and also manage the treatment and/or disposal of rainfall runoff.</p>	<p> Good</p> 	<p>The Capital Plan includes adequate reinvestments to sustain the assets.</p> <p>Ongoing enhancements to Roads and Stormwater infrastructure data may influence future portfolio assessments and reporting outcomes.</p>










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<p>TransHelp (\$13M)</p> 	<p>68 TransHelp vehicles support Peel residents in need to travel within their community without barriers.</p>	<p> Very Good</p>  <p>A B C D F</p>	<p>The Capital Plan includes adequate reinvestments to sustain the assets.</p> <p>Review is underway to assess the inclusion of zero emission and electric vehicles in the asset portfolio, supporting Peel’s Climate Change Master Plan and GHG reduction goals.</p>
<p>Paramedics (\$245M)</p> 	<p>26 Peel paramedic stations, 209 paramedic vehicles, and 931 pieces of paramedic equipment efficiently deploy emergency medical services from strategically located hubs throughout Peel.</p>	<p> Very Good</p>  <p>A B C D F</p>	<p>The Capital Plan includes adequate reinvestments to sustain the assets.</p> <p>Expansion and improvement of emergency services will continue with the addition of new stations, fleet and equipment to meet the medical needs of a growing and aging community.</p>
<p>Long Term Care and Adult Day (\$408M)</p> 	<p>Five long term care centres provide long term care services, adult day services, respite care and meals on wheels to seniors, promoting quality of life, dignity, independence and community connections.</p>	<p> Very Good</p>  <p>A B C D F</p>	<p>The Capital Plan includes adequate reinvestments to sustain the assets. There is funding allocated to address the condition of the lower scoring assets. These asset scores are expected to improve as this funding is applied to the identified needs.</p> <p>Peel’s Long-Term Care Centres are under pressure from high demand and in response, it is expanding wraparound supports to help seniors age in place. Key initiatives include the Seniors Health and Wellness Village, mobile behavioral support teams, and enhanced adult day, palliative care services and the Butterfly Model of Care, which focuses on emotion-based, person-centered dementia care.</p>
<p>Peel Region Affordable Housing^{1,3} (\$577M)</p> 	<p>Ten affordable housing buildings provide safe, accessible accommodations geared to lower income families and individuals.</p>	<p> Very Good</p>  <p>A B C D F</p>	<p>The Capital Plan includes adequate reinvestments to sustain the assets.</p> <p>To help address the housing crisis, Peel Region has developed a Housing Master Plan (HMP) that will guide the creation of over 5,650 new affordable rental units. This long-term infrastructure strategy supports the Peel’s commitment to increasing access to safe, stable, and affordable housing for residents.</p>

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<p>Peel Housing Corporation^{2,3} (\$3,392M)</p> 	<p>90 affordable housing buildings provide safe, accessible accommodations geared to lower income families and individuals.</p>	 <p>Good</p> 	<p>The Capital Plan includes adequate reinvestments to sustain the assets.</p> <p>To help address the housing crisis, Peel Region has developed a Housing Master Plan (HMP) that will guide the creation of over 5,650 new affordable rental units. This long-term infrastructure strategy supports the Peel’s commitment to increasing access to safe, stable, and affordable housing for residents.</p>
<p>Homelessness Support (\$62M)</p> 	<p>Five homeless shelters provide 24-hour access to safe, secure, temporary living for families and individuals in distress.</p>	 <p>Very Good</p> 	<p>The Capital Plan includes adequate reinvestments to sustain the assets.</p> <p>Council has approved the redevelopment of the Wilkinson Road Men’s Shelter to help reduce street homelessness. The shelter remains operational and is currently in the planning and design phase. The Peel Family Shelter and Rutherford Shelter are both undergoing major renovations. They will be added to the portfolio once they become operational for service delivery.</p> <p>Homelessness in Peel has reached critical levels, with rising demand particularly from asylum claimants placing added pressure on shelter services. Peel Region continues to respond daily, ensuring facilities are safe and well-maintained to support those in urgent need.</p>
<p>Child Care (\$16M)</p> 	<p>Three child care centres host private child care services for children between 18-months and five years of age and provide a range of family centred services.</p>	 <p>Poor</p> 	<p>The Capital Plan includes adequate reinvestments to sustain the assets.</p> <p>Peel Region is implementing the Canada-Wide Early Learning and Child Care program to improve access to affordable, high-quality licensed child care. To meet provincial targets, over 13,000 new spaces must be added by 2026—second only to Toronto. Planning includes leveraging Peel and PHC assets and co-locating child care in future developments. More facilities will be added as the program progresses and data becomes available.</p>

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<p>Peel Office Complexes (\$382M)</p> 	<p>Two Peel Office Complexes centralize many operations and services and provide public access to Peel services and Council.</p>	<p> Fair</p> 	<p>The Capital Plan includes adequate reinvestments to sustain the assets.</p> <p>Suite A at 10 Peel Centre Drive, now 46 years old, requires significant modernization to optimize space and ensure continued viability in meeting evolving service delivery needs.</p>
<p>Information Technology (\$20M)</p> 	<p>5,731 End User Devices (laptops, tablets, cell phones), 590 Network Infrastructure (server, storage devices etc.) assets support mobile and remote work across the organization ensuring secure and reliable connectivity for internal operations and public-facing services.</p>	<p> Good</p> 	<p>The Information Technology portfolio is included in this report for the first time.</p> <p>The Capital Plan includes adequate reinvestments to sustain the assets.</p> <p>Review and improvements to the Information Technology data is underway and may change the outlook of the portfolio in future reporting.</p>
<p>Police⁴ (\$501M)</p> 	<p>Eight Police facilities and 915 vehicles, to protect the rights and well-being of all through service excellence and community engagement.</p>	<p> Very Good</p> 	<p>The Capital Plan includes adequate reinvestments to sustain the assets.</p> <p>Redevelopment of the Sir Robert Peel Centre is underway to modernize public safety infrastructure. Construction has begun, and the facility remains operational throughout the multi-phase project.</p> <p>Demand for policing services continues to rise, driven by population growth, increasingly complex investigations, and a sustained commitment to community safety. The asset portfolio will continue to evolve and expand to support these operational needs.</p>

¹ Includes Peel owned assets managed by either the Peel Region or third party.

² Includes Peel Housing Corporation (PHC) assets managed by PHC, Peel Region is the sole shareholder.

³ Excludes other social housing providers.

⁴ Includes Peel Police assets managed by Peel Police Services Board.