

2025 infrastructure status and outlook report

Maintaining existing assets in a state of good repair and building new infrastructure that meets current and future needs is critical to Peel’s success.

Peel’s target asset level of service is to achieve an overall infrastructure status of “Good.”

This goal allows Peel Region 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 Peel Region’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.

Infrastructure overall

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).

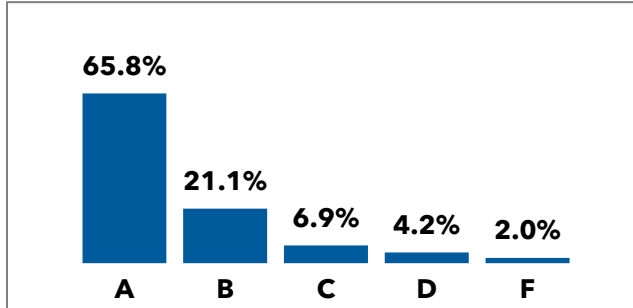
Status overall

Peel’s current infrastructure rating

The current overall 2025 infrastructure risk management rating for Peel is “Good.”



Peel’s current condition grade



This chart represents asset condition grades. Building conditions are evaluated through detailed assessments, while most other assets are assessed based on their estimated service life. A key to the grade levels is provided in the next section.






Outlook

Over the next 10 years, Peel Region 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.

What do the ratings 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 repair or replacement required

Water Supply



Replacement value

The total replacement value of assets for the Water Supply is estimated at \$20,831 million, based on 2024 values.

Current infrastructure

Water Supply infrastructure includes 2 treatment plants, 15 wells, 19 pumping stations, 30 water storage facilities and 4,827 km of water pipes providing safe, reliable, high quality drinking water.

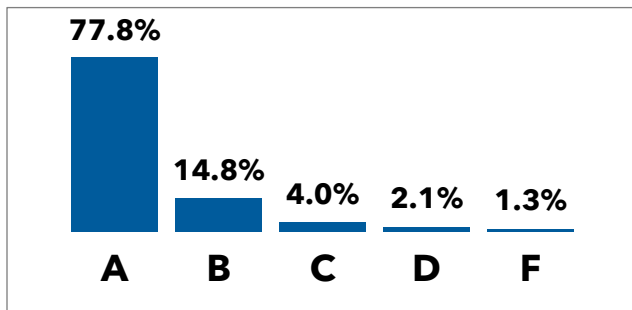
Status

Current infrastructure rating

The current overall 2025 infrastructure risk management rating for the Water Supply is "Good."



Current condition grade



Outlook

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



Replacement value

The total replacement value of assets for the wastewater is estimated at \$19,904 million, based on 2024 values.

Current infrastructure

Wastewater infrastructure includes 2 treatment plants, 33 sewage pumping stations and 3,763 km of sanitary sewer pipes providing safe and environmentally responsible collection and treatment of Wastewater.

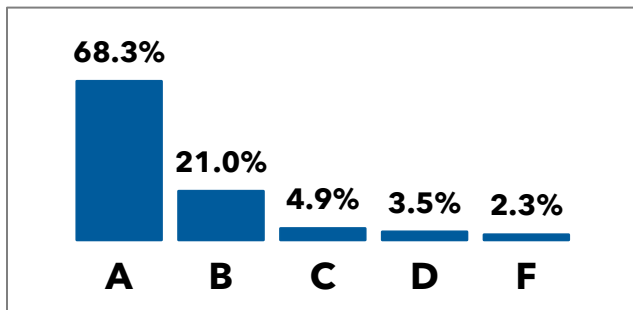
Status

Current infrastructure rating

The current overall 2025 infrastructure risk management rating for the Wastewater is "Good."



Current condition grade



Outlook

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



Replacement value

The total replacement value of assets for the Operations Yards, Fleet and Equipment is estimated at \$336.6 million, based on 2024 values.

Current infrastructure

Operations Yards, Fleet and Equipment infrastructure includes 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 supporting the delivery of the Region's services.

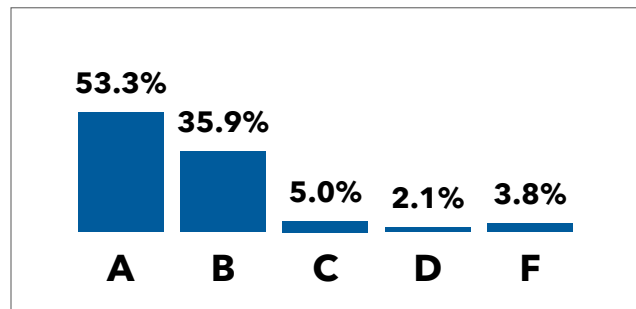
Status

Current infrastructure rating

The current overall 2025 infrastructure risk management rating for the Operations Yards, Fleet and Equipment is "Good."



Current condition grade



Outlook

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.

Heritage, Arts and Culture



Replacement value

The total replacement value of assets for the Heritage, Arts and Culture is estimated at \$49 million, based on 2024 values.

Current infrastructure

Heritage, Arts and Culture infrastructure includes 4 heritage facilities and are home to the Peel Art Gallery, Museum and Archives, supporting and sustaining the historical and cultural fabric of Peel.

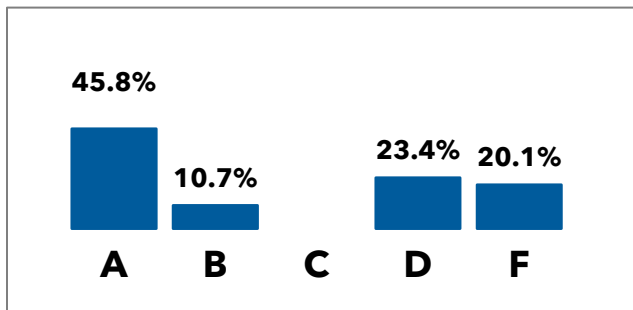
Status

Current infrastructure rating

The current overall 2025 infrastructure risk management rating for the Heritage, Arts and Culture is "Very Good."



Current condition grade



Outlook

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.

Waste Management



Replacement value

The total replacement value of assets for the Waste Management is estimated at \$268 million, based on 2024 values.

Current infrastructure

Waste Management infrastructure includes 6 community recycling centres, 2 composting and curing facilities, 2 transfer stations, 2 gas collection facilities, 1 leachate treatment facility, 11,768 multi-residential carts and 690,807 curbside collection carts supporting 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.

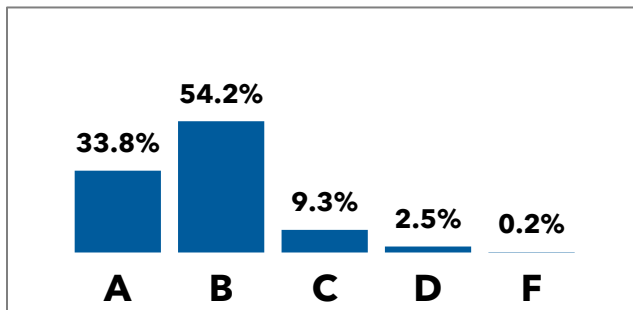
Status

Current infrastructure rating

The current overall 2025 infrastructure risk management rating for the Waste Management is "Very Good."



Current condition grade



Outlook

Capital Plan includes adequate reinvestments to sustain the assets. On March 20, 2025, Peel Region Council approved the transfer of waste collection services to Brampton, Mississauga, and Caledon, effective October 1, 2027. Assets being transferred, such as collection carts, will be included until the transition date. An Infrastructure Plan is underway to guide future upgrades to the Waste Management system. Portfolio analysis may be updated once the plan is finalized.

Roads and Transportation



Replacement value

The total replacement value of assets for the Roads and Transportation is estimated at \$4457 million, based on 2024 values.

Current infrastructure

Roads and Transportation include 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, supporting the movement of goods and people through an essential transportation hub for Ontario, and also manage the treatment and/or disposal of rainfall runoff.

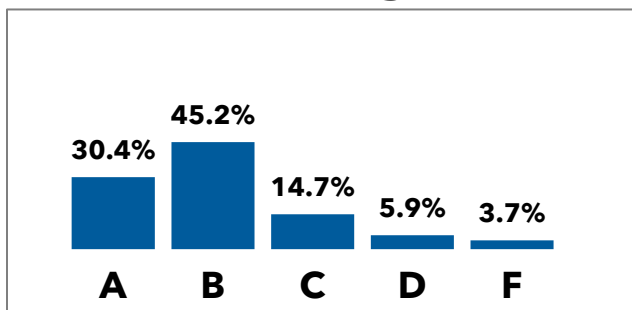
Status

Current infrastructure rating

The current overall 2025 infrastructure risk management rating for the Roads and Transportation is "Good."



Current condition grade



Outlook

The Capital Plan includes adequate reinvestments to sustain the assets.

Ongoing enhancements to Roads and Stormwater infrastructure data may influence future portfolio assessments and reporting outcomes.

TransHelp



Replacement value

The total replacement value of assets for the TransHelp is estimated at \$13 million, based on 2024 values.

Current infrastructure

TransHelp infrastructure includes 68 transhelp vehicles supporting Peel residents in need to travel within their community without barriers.

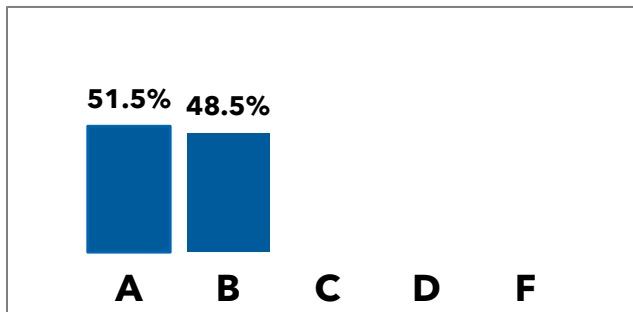
Status

Current infrastructure rating

The current overall 2025 infrastructure risk management rating for the TransHelp is "Very Good."



Current condition grade



Outlook

The Capital Plan includes adequate reinvestments to sustain the assets.

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.

Paramedics



Replacement value

The total replacement value of assets for the Paramedics is estimated at \$245 million, based on 2024 values.

Current infrastructure

Paramedics infrastructure includes 26 Peel Paramedic stations, 209 paramedic vehicles, and 931 pieces of paramedic equipment, efficiently deploying emergency medical services from strategically located hubs throughout Peel.

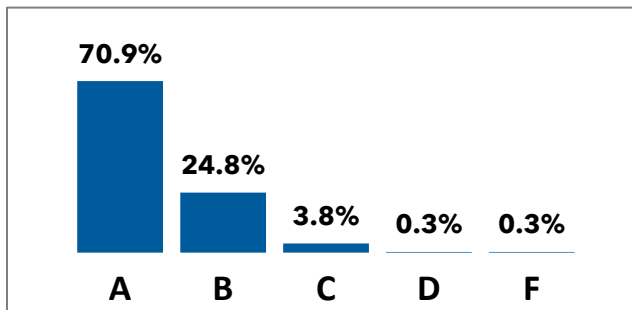
Status

Current infrastructure rating

The current overall 2025 infrastructure risk management rating for the Paramedics is "Very Good."



Current condition grade



Outlook

The Capital Plan includes adequate reinvestments to sustain the assets.

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.

Long Term Care and Adult Day



Replacement value

The total replacement value of assets for the Long Term Care and Adult Day is estimated at \$408 million, based on 2024 values.

Current infrastructure

Long Term Care and Adult Day infrastructure includes 5 long term care centres, providing long term care services, adult day services, respite care and meals on wheels to seniors, promoting quality of life, dignity, independence and community connections.

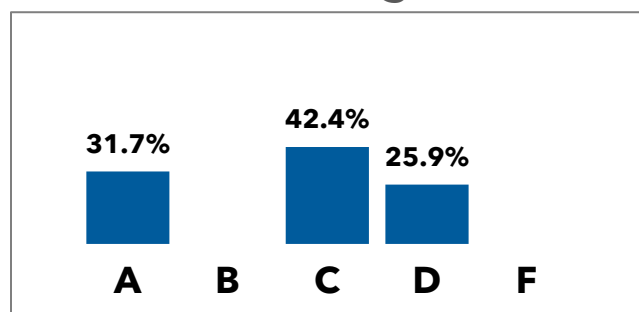
Status

Current infrastructure rating

The current overall 2025 infrastructure risk management rating for the Long Term Care and Adult Day is "Very Good."



Current condition grade



Outlook

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.

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.

Peel Region Affordable Housing ^{1, 2}



Replacement value

The total replacement value of assets for the Peel Region Affordable Housing is estimated at \$577 million, based on 2024 values.

Current infrastructure

Peel Region Affordable Housing includes 10 affordable housing buildings providing safe, accessible accommodations geared to lower income families and individuals.

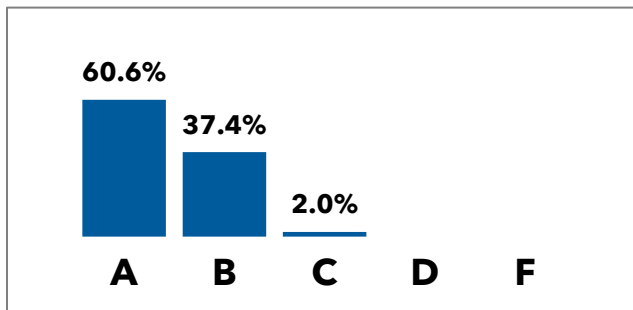
Status

Current infrastructure rating

The current overall 2025 infrastructure risk management rating for the Peel Region Affordable Housing is "Very Good."



Current condition grade



Outlook

The Capital Plan includes adequate reinvestments to sustain the assets.

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.

Peel Housing Corporation ^{3, 4}



Replacement value

The total replacement value of assets for the Peel Housing Corporation is estimated at \$3392 million, based on 2024 values.

Current infrastructure

Peel Housing Corporation infrastructure includes 90 affordable housing buildings provide safe, accessible accommodations geared to lower income families and individuals.

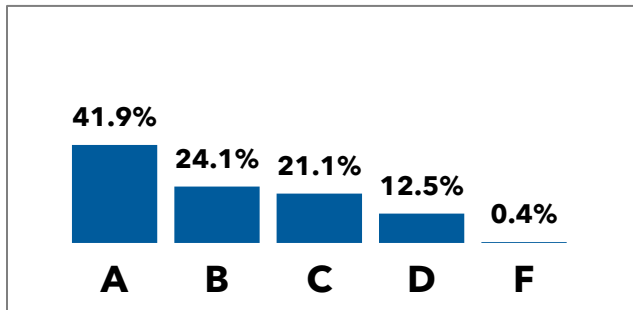
Status

Current infrastructure rating

The current overall 2025 infrastructure risk management rating for the Peel Housing Corporation is "Good."



Current condition grade



Outlook

The Capital Plan includes adequate reinvestments to sustain the assets.

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.

Homelessness Support



Replacement value

The total replacement value of assets for the Homelessness Support is estimated at \$62 million, based on 2024 values.

Current infrastructure

Homelessness Support infrastructure includes 5 homeless shelters, providing 24-hour access to safe, secure, temporary living for families and individuals in distress.

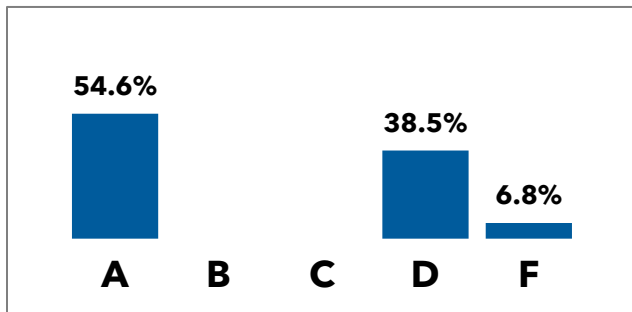
Status

Current infrastructure rating

The current overall 2025 infrastructure risk management rating for the Homelessness Support is "Very Good."



Current condition grade



Outlook

The Capital Plan includes adequate reinvestments to sustain the assets.

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. 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.

Child Care



Replacement value

The total replacement value of assets for the Child Care is estimated at \$16 million, based on 2024 values.

Current infrastructure

Child Care infrastructure includes 3 child care centres host private child care services for children between 18-months and five years of age providing a range of family centred services.

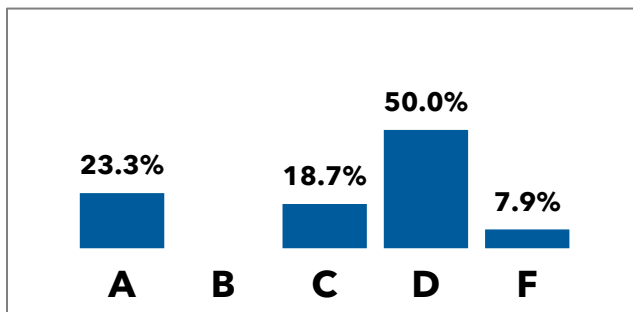
Status

Current infrastructure rating

The current overall 2025 infrastructure risk management rating for the Child Care is "Poor."



Current condition grade



Outlook

The Capital Plan includes adequate reinvestments to sustain the assets.

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.

Peel Office Complexes



Replacement value

The total replacement value of assets for the Peel Office Complexes is estimated at \$382 million, based on 2024 values.

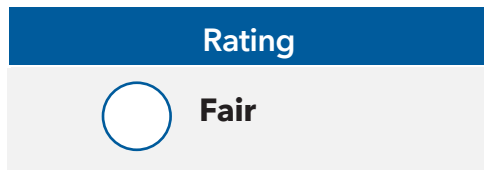
Current infrastructure

Peel Office Complexes infrastructure includes 2 Peel Office Complexes, centralize many operations and services providing public access to Peel services and Council.

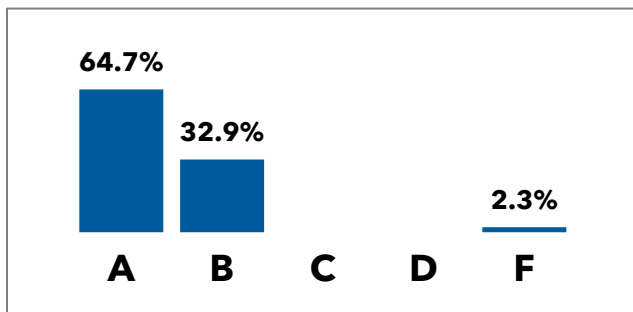
Status

Current infrastructure rating

The current overall 2025 infrastructure risk management rating for the Peel Office Complexes is "Fair."



Current condition grade



Outlook

The Capital Plan includes adequate reinvestments to sustain the assets.

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.

Information Technology



Replacement value

The total replacement value of assets for the Information Technology is estimated at \$20 million, based on 2024 values.

Current infrastructure

Information Technology infrastructure includes 5,731 End User Devices (laptops, tablets, cell phones), 590 Network Infrastructure (server, storage devices etc.) assets supporting mobile and remote work across the organization ensuring secure and reliable connectivity for internal operations and public-facing services.

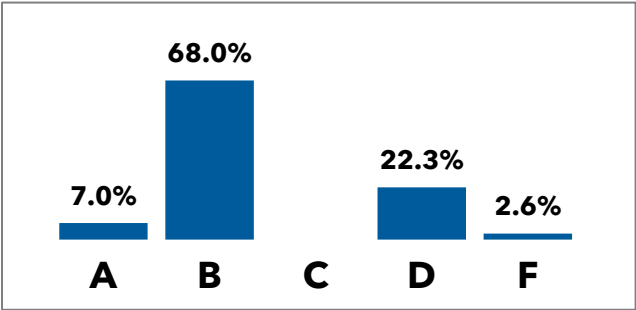
Status

Current infrastructure rating

The current overall 2025 infrastructure risk management rating for the Information Technology is "Good."



Current condition grade



Outlook

The Information Technology portfolio is included in this report for the first time.

The Capital Plan includes adequate reinvestments to sustain the assets.

Review and improvements to the Information Technology data is underway and may change the outlook of the portfolio in future reporting.

Police⁵



Replacement value

The total replacement value of assets for the Police is estimated at \$501 million, based on 2024 values.

Current infrastructure

Police infrastructure includes 8 police facilities and 915 vehicles, to protect the rights and well-being of all through service excellence and community engagement.

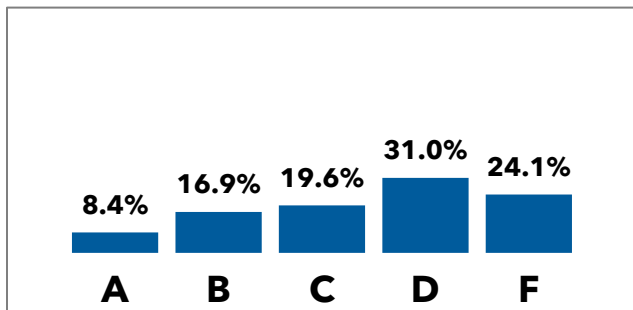
Status

Current infrastructure rating

The current overall 2025 infrastructure risk management rating for the Police is "Very Good."



Current condition grade



Outlook

The Capital Plan includes adequate reinvestments to sustain the assets

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.

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.

Appendix II
Enterprise Asset Management Program Update 2025

- ¹ Includes Peel owned assets managed by either the Peel Region or third party.
- ² Excludes other social housing providers.
- ³ Includes Peel Housing Corporation (PHC) assets managed by PHC, Peel Region is the sole shareholder.
- ⁴ Excludes other social housing providers.
- ⁵ Includes Peel Police assets managed by Peel Police Services Board.