



Report
Staff Report
The Corporation of the City of Brampton
10/1/2025

Date: 2025-10-01

Subject: **State of Local Infrastructure Report - 2024**

Contact: Taran Chahal, Manager, Corporate Asset Management,
Corporate Support Services

Report number: Corporate Support Services-2025-593

RECOMMENDATIONS:

1. That the report from Taran Chahal, Manager and Marina Khinich-Kreyenin, Advisor, Corporate Asset Management to the Committee of Council of October 1, 2025, re: **State of Local Infrastructure Report – 2024**, be received;
2. That Council approve the “State of Local Infrastructure Report – 2024” attached as Appendix A; and
3. That the “**State of Local Infrastructure Report – 2024**” be posted on the City’s website to comply with the City of Brampton Asset Management Policy.

OVERVIEW:

- **The State of Local Infrastructure (SOLI) 2024 Report (Appendix A) details a comprehensive state of the City’s infrastructure assets and is a foundational element of the asset management plans.**
- **The City’s total replacement cost of infrastructure assets is currently estimated at \$11.6 billion, distributed across 12 major service areas. About 93% of assets currently owned and operated by the City are in Fair or better condition, while about 7% of infrastructure assets are considered to be in “Poor” to “Very Poor” condition. Assets categorized as "Poor" and "Very Poor" condition do not necessarily pose immediate safety risks and staff closely monitors these assets to guarantee that the expected service levels are maintained.**
- **The annual SOLI data collection and reporting is an important step on the City of Brampton’s journey towards developing and achieving sound Asset Management practices and instilling transparent evidence-based decision-making processes aligned with the City’s strategic priorities.**

BACKGROUND:

As the fourth largest City in the province and one of the fastest growing communities in Ontario, the City of Brampton owns and operates a substantial portfolio of assets across several service areas. These assets are essential to the well-being of the community and form an integral part of the City's long term financial and service delivery planning.

The City of Brampton has made significant progress on refining and improving its asset management program since the completion of its first Corporate AMP in 2016. The City annually prepares the State of Local Infrastructure Report which has improved our understanding of asset inventories, replacement cost, useful life and condition.

This report summarizes the findings of the recently completed State of Local Infrastructure Report - 2024 which reflects the progress made on the City's asset base data and key assumptions in all service areas. Overall, the confidence and reliability of the information in this report has increased compared to the previous years. A copy of the 2024 SOLI report is attached in Appendix A.

Similar to previous SOLI reports, the 2024 SOLI report covers all major infrastructure service areas under the direct control of the City, as well as the City's Public Library Board, but excludes indirect services administered by other boards and agencies. The report distributes City services into 12 major infrastructure service areas, namely: Transportation, Stormwater, Transit, Parks, Recreation, Cultural Services, Facilities, Information Technology (IT), Fire Services, Library, Animal Services and City Support Fleet.

A baseline snapshot of Brampton's assets through the SOLI reports helps decision-makers identify gaps and inform strategies to prioritize investments and allocate resources to deliver services in the most efficient way. Specifically, the SOLI Report answers the following key questions:

Details of the Asset Inventory – What do we own?

It is important to understand what assets we own, and where they belong on the asset hierarchy. City staff have been continuously improving on the identified information gaps and replacing best assumed inventory with the actual collected data.

Valuation of the Asset Base (Replacement Value) – What is it worth?

Replacement Value is defined as a current cost of replacing an asset. The City's area specific subject matter experts apply three basic methods to estimate replacement costs needed for infrastructure renewal planning: 1. Recent acquisition data, 2. Published price indices, and 3. Adjusted historical purchasing estimates.

Condition/Performance of the Asset Base – What condition is it in?

The condition of each service area and asset groups within the service area are evaluated to determine the current state of the City’s infrastructure. Consistent with the Canadian National Infrastructure Report Card as well as other major organizations and institutions reporting formats, a five-point rating scale, as per Figure 1, is used and is consistent across all 12 service areas. The condition of assets is determined by using one of the three methods based on availability and accuracy of information:

1. Existing condition rating system based on actual inspections benchmarked against industry standard as required by legislative or regulatory requirements on service and condition where applicable.
2. Age and remaining useful life; and
3. Expert opinion.

Figure 1 Five Point Infrastructure Condition Rating Scale

Rank	Condition	Definition
1	Very Good	The asset is fit for the future. It is well maintained, in good condition, new or recently rehabilitated.
2	Good	The asset is adequate. It is acceptable and generally within the mid-stage of its expected service life.
3	Fair	The asset requires attention. The asset shows signs of deterioration and some elements exhibit deficiencies.
4	Poor	There is an increasing potential for its condition to affect the service it provides. The asset is approaching the end of its service life, the condition is below the standard and a large portion of the system exhibits significant deterioration.
5	Very Poor	The asset is unfit for sustained service. It is near or beyond its expected service life and shows widespread signs of advanced deterioration. Some assets may be unusable.

Asset Management Maturity

Asset management maturity has been assessed recently during 2024 Service Area AMP and 2025 Transportation and Stormwater AMPs and is not updated in this 2024 SOLI report.

CURRENT SITUATION:

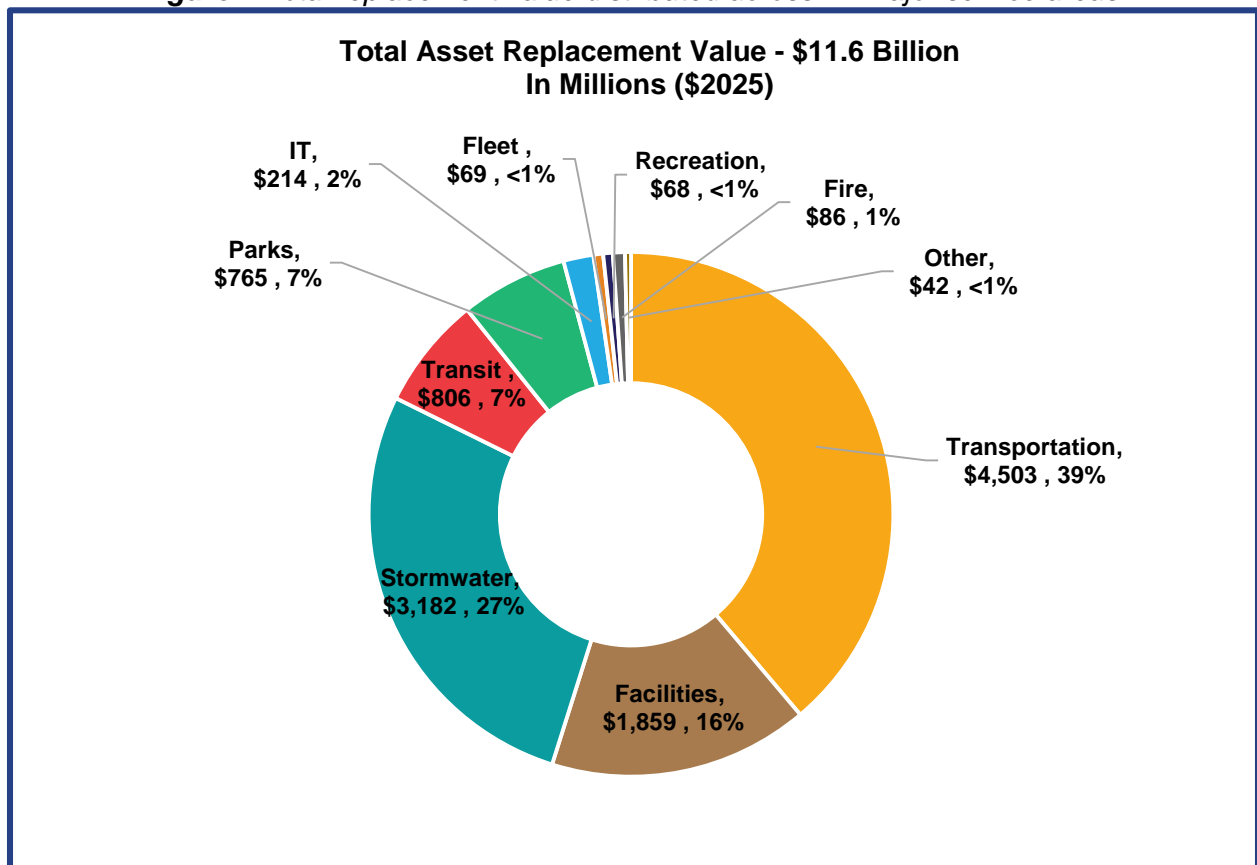
State of Local Infrastructure (SOLI) Report – 2024 is intended to expand upon the data identified in the previous iteration and documents the best and most recent available information. The complete 2024 SOLI Report is attached as **Appendix A** and the following sections provide highlights of the findings.

Replacement Value

The City's total asset replacement cost for 2024 is estimated at \$11.6 billion (in \$2025). This value is comprised of the City's 12 major infrastructure service areas: Transportation, Stormwater, Transit, Parks, Recreation, Cultural Services, Facilities, Information Technology, Fire Services, Library Services, Animal Services and City Support Fleet.

The total replacement value of all assets categorized by service areas is shown in the Figure 2 below.

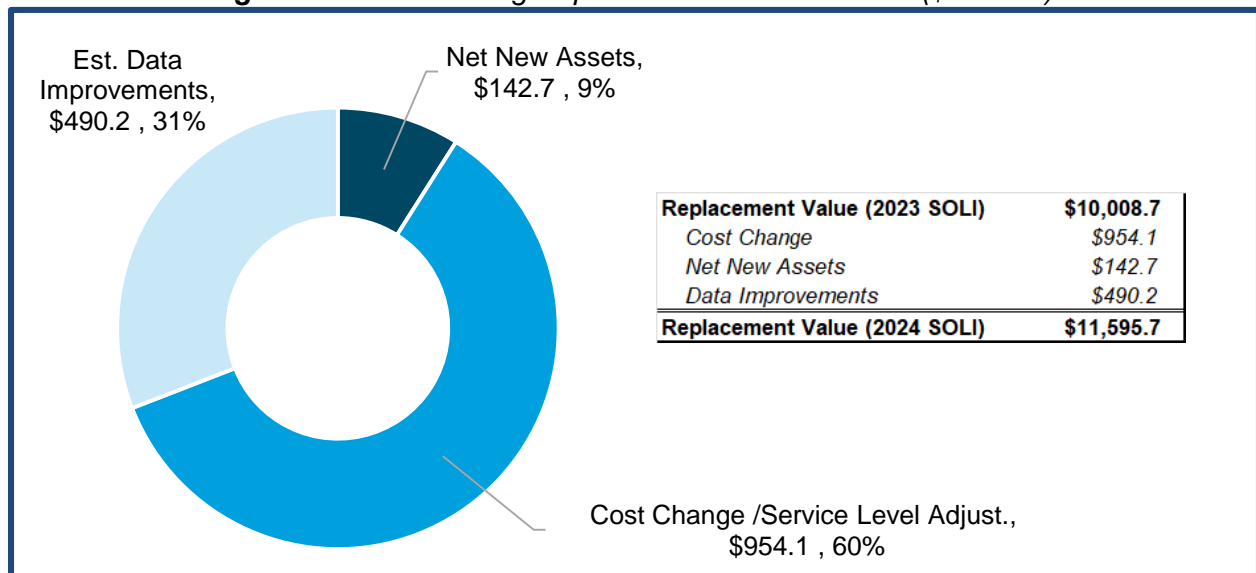
Figure 2 Total replacement value distributed across 12 major service areas



Transportation, Facilities, and Stormwater collectively account for over 82% of the asset portfolio by replacement value. Transportation services, with a replacement value of \$4.5 billion, constitute the largest portion at 39% of the total \$11.6 billion. This is followed by Stormwater services with a replacement value of \$3.2 billion (27% of the total). Facilities represent 16% of the portfolio, equivalent to \$1.9 billion, and serve multiple service areas, including Animal Services, Cultural Services, Recreation, Parks, Transit, Library, Fire, and Corporate services. Recreation Facilities represent the majority within the Facilities category.

This 2024 SOLI Report represents an increase in value of about \$1.6 billion (in \$2025) or 16%, over the \$10 billion in the 2023 SOLI Report. The increase can largely be attributed to the refined costing information, inflationary adjustments, revised inventories and inclusion of new assets groups that were not captured in the previous versions of this report, and continuous growth of the City's asset base. Particularly, with the completion of the 2025 Stormwater AMP, this infrastructure was more closely examined and the infrastructure value has increased substantially by \$1.4 billion and about 75% from the 2023 SOLI Report. Therefore, the stormwater service area is the driving factor behind the cumulative \$1.6 billion increase in overall asset value from the 2023 SOLI. While the change in asset value for stormwater is notable, the City proactively manages this infrastructure through a dedicated stormwater levy ensuring the long-term sustainability of these assets. Figure 3 illustrates the breakdown of factors that contribute to the change in replacement value.

Figure 3 Factors Driving Replacement Value Increase (\$Millions)



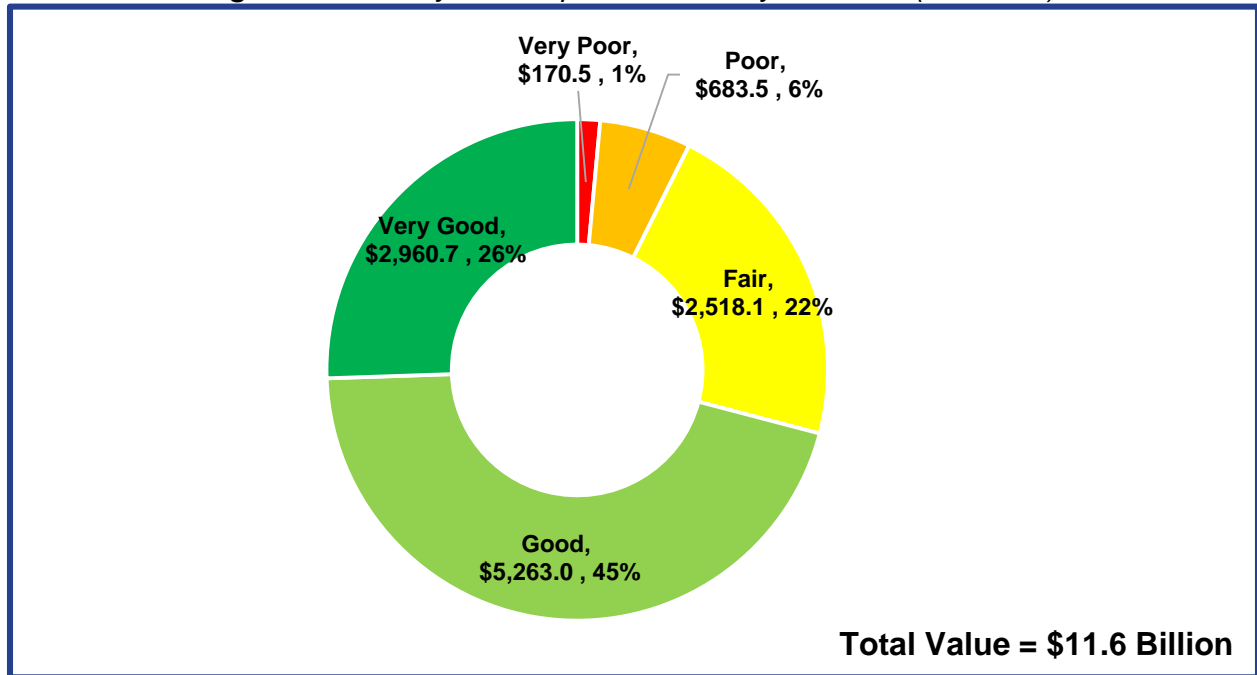
Asset Condition

In terms of asset condition of municipal infrastructure in the City of Brampton, Figure 4 provides a snapshot of the overall condition. About 93% of assets in Fair or better condition with roughly 7% of the asset base measuring "Very Poor" to "Poor".

Assets categorized as "Poor" and "Very Poor" condition do not necessarily pose immediate safety risks. Instead, this classification often signifies that these assets are approaching the end of their engineered useful life and may need to be replaced in the near future to avoid inflated maintenance costs. Staff closely monitors these assets to guarantee that the expected service levels are maintained. Moreover, we address their condition through budget allocations to ensure continued functionality.

The overall "Good" condition rating can largely be attributed to the City's infrastructure being relatively new in age combined with the sound asset management practices the City has employed to date.

Figure 4 Summary of Brampton's Assets by Condition (\$ Millions)



Financing Strategy

As part of the recently completed in 2024 and 2025 Asset Management Plans, the City identified the full life cycle costs of assets required to provide current and proposed Levels of Service and financing strategy to fund these costs in line with regulatory requirement. No update for financing strategy has been made to this 2024 SOLI Report. Also of importance, as the majority of the asset value change can be attributed to stormwater, the City proactively manages this infrastructure through a dedicated stormwater levy ensuring the long-term sustainability of these assets. The City is planning to expand SOLI reportings to include updates on Asset Management Plan implementation starting in 2026 to meet Ontario Regulation 588/17 requirements.

Data Confidence

To achieve the objectives of asset management planning, the City utilizes various types of assessments to optimize resource allocation, reduce risks and ensure the efficient and effective management of their diverse portfolio of assets. The Asset Management reports provided so far, including the State of Local Infrastructure Reports, should be considered in the context of the data's confidence level. The data confidence rating serves as a measure of the accuracy of data and reliability of the information for decision-making purposes. Typically, organizations begin with age-based assessments (low confidence) as an initial step to establishing a basic understanding of asset conditions. They then progress to inspection-based assessments (medium confidence) with the goal of eventually reaching risk-based assessments, which are considered as high confidence data basis for infrastructure decisions and financial projections.

The current City-wide data confidence is assessed as **Medium (Condition inspection-based)**. Based on a weighted replacement value of all services and their condition assessments, 77% of assets have utilized inspection-based assessments. For certain asset classes, inspection programs with full condition assessments are not feasible and these assets will continue to use an age-based approach. The City is targeting a maturity rating of inspection-based assessments of approximately 95%. Over the long term, the City will move towards the use of risk-based assessments to prioritize resources and efforts toward assets with the greatest potential impact on safety, service delivery and financial sustainability.

Future Improvements

Moving forward, the City's Corporate Asset Management Office aims to continue improving upon several different areas in collaboration with the stakeholders, with initiatives that will improve data quality and confidence while driving corporate change:

The Report (Appendix A) identifies a few key areas for improvement of Asset Management practices that will contribute to enhancing the State of Local Infrastructure Reporting.

CORPORATE IMPLICATIONS:

Financial Implications:

The 2024 SOLI report identifies current asset replacement values and condition.

There are no immediate financial impacts from adopting the recommendations in this report. However, the report outlines that the City is responsible for the management of an asset portfolio valued at about \$11.6 billion, which has increased by \$1.6 billion from the 2023 Report. Notwithstanding that most of this increase can be attributed to stormwater infrastructure which the City employs a dedicated levy to manage these assets over the long-term, the City's asset portfolio is sizeable and requires continued and sustained investment to manage service levels.

The information outlined in this report will be used to inform the 2026 Budget process and support the City's long-term financial planning to ensure sustainable investment in infrastructure renewal. By proactively identifying these pressures, the City can better align resources with future needs and continue to manage its assets responsibly.

Other Implications:

The Municipal Asset Management Planning Regulation O.Reg. 588/17 came into effect in January 2018, under the Infrastructure for Jobs and Prosperity Act, 2015. The annual State of Local Infrastructure Report is one of the key input documents that helps in complying with the Regulation and supports the City's budgeting process as well as a long-term financial planning. Council approval of this 2024 SOLI report allows the City to

meet strategic AM Policy requirements and supports preparing the Asset Management Plan implementation progress reports to meet the legislated requirements.

STRATEGIC FOCUS AREA:

This report aligns with the strategic focus area of Government & Leadership by following best practices for effective asset management and ensuring sustainable asset management.

CONCLUSION:

This report provides an update of the state of infrastructure and is intended to support the City’s financial planning and asset management plans implementation progress reporting to meet the legislated requirements.

City staff are seeking the approval of the 2024 SOLI report prepared in accordance with the City’s Strategic Asset Management Policy and will post the report on the City’s website.

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Attachments:

- Attachment 1 – Appendix A: 2024 State of Local Infrastructure Report