
REPORT TITLE: Enterprise Asset Management Program Update Fall 2024

FROM: Davinder Valeri, Chief Financial Officer and Commissioner of Corporate Services

RECOMMENDATION

That the amendments to the asset classes and asset levels of service, outlined in Appendix II of the report from the Chief Financial Officer and Commissioner of Corporate Services, listed on the November 21, 2024 Regional Council Budget agenda titled “Enterprise Asset Management Program Update Fall 2024”, be approved.

REPORT HIGHLIGHTS

- Peel’s Enterprise Asset Management (EAM) Program is guided by industry best practices, as well as regulatory requirements. This report provides an update on the Enterprise Asset Management Program and identifies any emerging issues or opportunities.
 - The 2024 Enterprise Asset Management Plan highlights the Region’s commitment to maintaining existing assets in a state of good repair and building new infrastructure and will be published on Peel’s website by the end of year. The report is being updated to meet *Accessibility for Ontarians with Disabilities Act (AODA)* requirements.
 - The 2024 Infrastructure Status and Outlook Report, included as Appendix I of this report, outlines the current state of the Region of Peel’s infrastructure and highlights some of the organization’s major improvement priorities.
 - The Region of Peel’s infrastructure portfolio valuation has increased to \$50.7 billion and is in a “Good” state.
 - Peel Housing Corporation accounts for \$3.5 billion and its assets are in a “Good” state.
 - Peel Regional Police accounts for \$356 million and their assets are in a “Good” state.
 - Current infrastructure valuation and state assessments do not yet account for climate change considerations that represent significant risks to long term affordability and service delivery.
 - Several asset levels of service have been revised as outlined in Appendix II.
 - The Enterprise Asset Management Program has achieved several milestones to modernize systems and tools and continues to support the roll out of the Work Management System (IBM Maximo) implementation.
 - A Maturity Assessment exercise has been undertaken to measure how well the Region aligns with international best practices. Presently, the Region’s Maturity Assessment Rating is “Establishing” which reflects a well-run municipal program. Work is being undertaken to align the strategy and roadmap with regulatory requirements and continuation of infrastructure and service delivery.
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DISCUSSION

1. Background

Enterprise Asset Management is an integral part of Peel's strategic and long-term planning practices. The responsible management of Peel's infrastructure supports Term of Council outcomes that achieve the vision of "Community for Life". Roads, water and wastewater pipes, paramedic equipment, long term care facilities and housing are all critical for ensuring a healthy, vibrant, and safe community.

As an asset intensive organization, Peel Region recognizes that keeping these assets in good working order is essential to providing high quality and affordable municipal services. Assets in good state of repair create a place where everyone enjoys a sense of belonging and has access to the services they need to flourish.

Peel's infrastructure is a public investment worth over \$50.7 billion, including Peel Housing Corporation assets valued at \$3.5 billion and Peel Regional Police assets valued at \$358 million. The Region is committed to effective stewardship of this public infrastructure through good asset management. Peel's Enterprise Asset Management Program supports the Long-Term Financial Planning Strategy objectives 1.2 – "Ensure the Capital Plan is sustainable" and 1.3 – "Maintain assets".

Peel's Enterprise Asset Management Program is guided by industry best practices, as well as regulatory requirements. As such, the Program is continuously evolving to leverage opportunities, enhance service delivery and address challenges. This report provides an update on the status of Peel's Enterprise Asset Management Program and identifies any emerging issues or opportunities.

2. 2024 Enterprise Asset Management Plan

Peel will release the 2024 Enterprise Asset Management Plan prior to year end and it will be available on the Regional webpage at <https://peelregion.ca/finance/financial-documents.asp#asset>. The Plan is being updated to meet AODA requirements.

The Enterprise Asset Management Plan highlights Peel's commitment to maintaining existing assets in a state of good repair and building new infrastructure which meets current and future service needs. The Plan is predicated on several factors including:

- Peel's comprehensive Asset Management Policy and long-range strategic planning of its infrastructure requirements.
- Steady and prudent levels of reinvestments to maintain state of good repair.
- Council's priority to maintain the Region's existing assets without incurring long term debt.

The posting of the Enterprise Asset Management Plan on the Region's website is a requirement of Ontario's *Infrastructure for Jobs and Prosperity Act, 2015 (Act)*. Peel exceeds the regulatory requirements by including almost all its assets within its Plan, including those owned through Peel Housing Corporation (PHC) and Peel Regional Police. The next regulatory milestone (July 2025) requires additional reporting, with which Peel is already compliant.

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3. 2024 Infrastructure Status and Outlook Report

The 2024 Infrastructure Status and Outlook Report, included as Appendix I of this report, outlines the current state of infrastructure, including Regional infrastructure and assets owned by Peel Housing Corporation and Peel Regional Police. It highlights some of the organization's major improvement priorities.

Of note this year, the value of the infrastructure for which Peel is responsible has increased by 18.9 per cent to \$50.7 billion in 2023 values as can be seen in Table 1. Peel updates its replacement values annually through established industry best practices with this increase consistent with increases reported in many neighbouring municipalities. A small fraction of this increase is from the addition of new infrastructure. The primary driver of the significant increases is infrastructure costs. This highlights the importance of continued reinvestment in these critical assets that are foundational to service delivery and supports on-going and increased infrastructure levies.

Table 1: Region of Peel Infrastructure Values

Region of Peel Infrastructure (Value in \$'s Million)			
Service Area	2022 Replacement Value	2023 Replacement Value	Change
Lake Based Water Treatment	\$1,653.2	\$1,803.1	9.1%
Groundwater Systems	\$77.6	\$82.8	6.7%
Water Pumping & Storage	\$1,497.5	\$1,569.4	4.8%
Water Mains	\$12,667.0	\$15,997.5	26.3%
Water Facilities	\$885.9	\$945.8	6.8%
Wastewater Treatment	\$2,017.8	\$2,321.0	15.0%
Wastewater Sewers	\$13,229.8	\$16,673.9	26.0%
Wastewater Treatment Facilities	\$323.0	\$351.5	8.8%
Wastewater Collection Facilities	\$29.2	\$31.8	8.9%
Wastewater Collection Process	\$427.5	\$500.8	17.1%
Ops. Yards & Fleet	\$182.1	\$194.3	6.7%
Waste Management	\$293.4	\$284.2	-3.1%
Roads & Transportation	\$4,325.1	\$4,668.5	7.9%
Health	\$551.8	\$611.9	10.9%
Human Services	\$479.1	\$565.4	18.0%
Corporate (incl. PAMA)	\$386.9	\$412.3	6.6%
Peel Housing Corp.	\$3,277.8	\$3,492.9	6.6%
Peel Police	\$289.8	\$357.8	23.5%
Total Infrastructure	\$42,618.8	\$50,692.1	18.9%

The infrastructure replacement value analysis does not account for the significant incremental capital investment required to decarbonize existing assets and retrofit or build

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resilient infrastructure to withstand future conditions of higher temperatures and more severe extreme weather. Infrastructure valuation will be updated as information on the costs of constructing and maintaining critical assets that are Net Zero or low carbon and resilient are realized.

The Report also reflects Risk Management Ratings, which consider approved funding for state of good repair and service enhancements; that is, infrastructure renewal projects that are in progress or soon to be initiated. A “Good” rating indicates that most assets within a portfolio are achieving the desired level of service.

Currently, the Region of Peel’s infrastructure portfolio is in “Good” state of repair. This is the result of ongoing capital programs to replace outdated and deficient assets with new, modernized infrastructure. An investment of approximately \$5.4 billion over the next 10 years is necessary to maintain the infrastructure in a “Good” state of repair.

The current assessment is not calibrated for climate risks and impacts to infrastructure and assets related to higher temperatures and more severe extreme weather. Infrastructure rated as “Good” state of repair today may not rate the same in the future as climate risks continue to rapidly evolve.

Council has also set a target of 70 per cent of infrastructure portfolios meeting a Risk Management Rating of “Good” or “Very Good”. Presently, this target is exceeded with 80 per cent of the infrastructure portfolios falling within this range.

The Condition Grades and Risk Management Ratings measure the Region’s ability to meet its service objectives. While the set targets are currently met or exceeded, over the long-term Peel’s assets will age, and the size of the portfolio will grow, resulting in increased funding pressure to continue to meet these targets. Factoring in climate change will likely amplify the risks and funding pressures to meet service objectives and targets as impacts to assets and asset lifecycles are integrated.

4. New and Amended Asset Levels of Service

The Region of Peel’s asset categorizations and levels of service require amendments from time to time to respond to current challenges and opportunities. Updating the asset classes and asset levels of service improves staff’s ability to evaluate and quantify asset needs and to prioritize asset management actions.

As part of its continuous improvement journey, staff have added and amended several asset levels of service which will be reflected in the 2025 Enterprise Asset Management Plan. It is therefore proposed that the Region of Peel’s Asset Management Policy be amended per the revisions outlined in Appendix II.

Approval of the additions to the asset levels of service will not alter what is presented through the 2025 Capital Budget and Forecast. The revised asset levels of service will more appropriately reflect the Region’s current and potential risk to services. They serve as a foundation for planning infrastructure improvements and ensure that newly identified capital requirements and corresponding funding is accommodated in future plans.

As updates to asset standards are undertaken to align with lowering greenhouse gas emissions and increasing resilience, new asset levels of service will be proposed and integrated into asset management planning and reporting to ensure long term funding is

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adequate to maintain 'state of good repair' and meet service objective targets under future climate realities.

5. Peel Asset Management Program Maturity Implementation and Continuous Improvement

The Region has the objective of aligning its Asset Management Program with international standards and best practices. A multi-year plan has been developed to advance the Region's Asset Management Program and adopt best practice activities as standard operating procedures.

The Enterprise Asset Management Program has achieved several milestones, including the roll out of new business processes and technology solutions which will enable more efficient management of assets and modernize existing systems that enhance the organization's asset management capabilities.

In the current environment, focus has been put in two areas to support advancing asset management in alignment with the Council approved principles. These include:

1. Aligning the Integrated Enterprise Asset Management strategy and roadmap with regulatory requirements and continuation of infrastructure and service delivery.

In accordance with the principles of 'State of Good Repair investments for assets that will clearly continue to be required' and 'Public Works enabling infrastructure to build homes faster', reviewing the long-term EAM roadmap to prioritize initiatives that will support on-going infrastructure and service delivery is a critical exercise. Re-evaluation of the Region's asset management maturity, measuring how well Peel aligns with international best practices, is required at regular intervals as initiatives are implemented, and regulatory requirements and best practices evolve. The Maturity Assessments guide the prioritization and identification of work and initiatives within the EAM roadmap to support program and service delivery. This work will also include the alignment of all Asset Management Reporting with any future service delivery models, to ensure on-going compliance with O. Reg. 588/17.

2. Embedding climate change considerations and risks into infrastructure planning and decision making.

In accordance with the principle of 'Initiatives to pursue the Climate Change Master Plan', integrating decarbonization project costs into the State of Good Repair 10 year capital plan for Peel Housing Corporation assets has been recently completed and will be presented to Council to inform the 2025 budget process and forecast. Other asset and infrastructure service portfolios will undergo similar decarbonization assessments, to inform long term capital plans and infrastructure reporting.

Similarly, work is currently underway to improve climate change analytics for critical and vulnerable infrastructure that provides better insight with regards to climate hazards and the respective risk these hazards pose on infrastructure networks. Based on these risks, adaptive measures will be identified and costs estimated. It is expected that this insight will inform future capital plans and ensure that considerations for infrastructure resiliency are included in rehabilitation of existing infrastructure and the construction of new assets.

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RISK CONSIDERATIONS

Continuing to align the Enterprise Asset Management work and reporting in accordance with any future service delivery models is critical to maintain infrastructure compliance with Ontario's *Infrastructure for Jobs and Prosperity Act, 2015 (Act)* and Ontario Regulation 588/17 made under the Act.

The revised asset levels of service will more appropriately reflect the Region's current and potential risk to services. Council has adopted a balanced approach for infrastructure, selecting a "Moderate" tolerance for infrastructure risk, which prefers safe service delivery with limited tolerance for uncertainty. The current state of the infrastructure is compatible with Council's risk tolerance.

BILL 112 RISKS AND IMPLICATIONS

On June 8, 2023, the Province passed Bill 112, the *Hazel McCallion Act (Peel Dissolution), 2023*, which was initially intended to dissolve the Region of Peel and provided for a Transition Board to make recommendations to the province on how to implement the restructuring. On June 6, 2024, Bill 185 took effect, amending Bill 112 and reversing the decision to dissolve the Region of Peel. Bill 185 changed the name of the legislation to the *Hazel McCallion Act (Peel Restructuring), 2023* and recalibrated the Transition Board's mandate to focus on making recommendations on land use planning; water and wastewater; storm water; highways; and waste management. Final details of the Transition Board's recommendations, any associated provincial decision and impacts on Peel services are not known at this time and will be addressed in future reporting to Regional Council.

FINANCIAL IMPLICATIONS

There are no financial implications related to the recommendations of this report.

CONCLUSION

The Region of Peel's \$50.7 billion infrastructure portfolio is rated "Good" in relation to Council targets and assets are currently in a good state of repair. Regional Council's proactive policy of ensuring adequate funds to support Peel's long-term infrastructure needs has positioned Peel to manage the risks and challenges. Staff will continue to align the Asset Management roadmap to the current environment and implement appropriately to ensure the sustainability of Peel's infrastructure.

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APPENDICES

Appendix I - 2024 Infrastructure Status and Outlook Report

Appendix II - New and Amended Asset Levels of Service and Asset Classes



Davinder Valeri, Chief Financial Officer and Commissioner of Corporate Services

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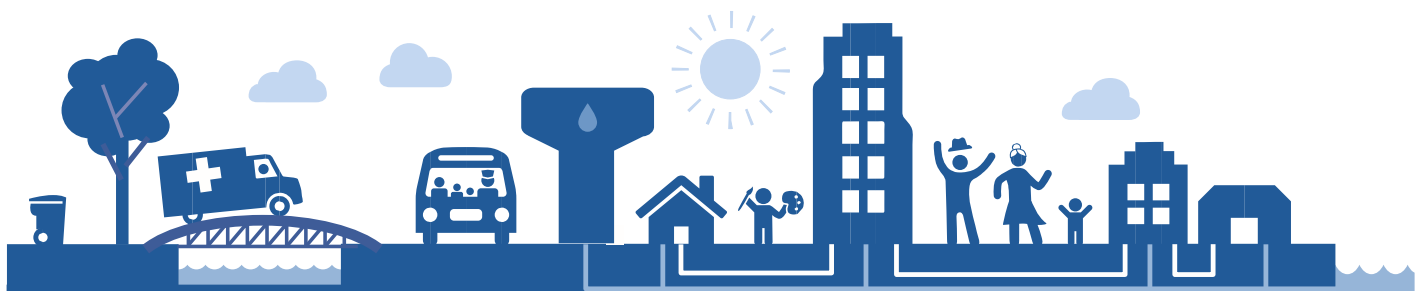
50 2024 Infrastructure Status and Outlook Report

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
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 \$50.7 Billion (2023 values excluding land).	Risk Management Rating Good
Outlook	Condition Grade
Over the next 10 years, Peel plans to invest approximately \$5.6 Billion to maintain the infrastructure and continue to provide high quality services, contributing to a Community for Life in Region of Peel.	 A B C D F



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 (2023 Asset Value)	Infrastructure	Status	Outlook
Water Supply (\$20,399M) 	Two treatment plants, 15 wells, 19 pumping stations, 30 water storage facilities and 4,799 km of water pipes provide safe, reliable, high quality drinking water.	 Very Good 	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 the Region's distribution system and water treatment plants, ensuring the achievement of desired service outcomes.
Wastewater (\$19,706M) 	Two treatment plants, 32 sewage pumping stations and 3,813 km of sanitary sewer pipes provide safe and environmentally responsible collection and treatment of wastewater.	 Fair 	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 Wastewater Treatment Plants, pumping stations, and critical trunk sewers aim to improve functionality and mitigate the risk of overflows and backups
Operations Yards, Fleet and Equipment (\$194M) 	Five Public Works yards, 531 vehicles and 249 pieces of major equipment support the delivery of the Region's services.	 Very Good 	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 Regional Programs.










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Service (Asset Value)	Infrastructure	Status	Outlook
<p>Heritage, Arts & Culture (\$44M)</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. There is funding allocated to address the condition of some of the lower scoring assets.</p>
<p>Waste (\$284M)</p> 	<p>Six community recycling centres, one composting and curing facility, two transfer stations, one leachate treatment facility, 11,978 multi-residential carts and 1,017,582 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>The Region's plan to transition the Blue Box Program to Extended Producer Responsibility by October 2024, could substantially alter the outlook for Waste Management's capital assets. The analysis of the current state excludes assets related to the Blue Box Program except for the recycling carts that are included until 2025 after which they are scheduled to be sold.</p> <p>An Infrastructure Plan is currently being developed that will identify new infrastructure and modifications to existing infrastructure necessary to support the efficient and reliable operation of the Waste Management system. The analysis and outlook of the portfolio may change in the future once the Infrastructure Plan is completed.</p>
<p>Roads and Transportation (\$4,658M)</p> 	<p>1,632 km of Regional roads, 179 bridges and large culverts, 31,441 meters of noise walls, 257 retaining walls, 17,744 right-of-way trees, two stormwater pumping stations, 258 kms of storm sewers, 32 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. Review and improvements to the Roads and Stormwater infrastructure data is underway and may change the outlook of the portfolio in future reporting.</p>





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Service (Asset Value)	Infrastructure	Status	Outlook
<p>TransHelp (\$11M)</p> 	<p>68 TransHelp vehicles support Peel residents in need to travel within their community without barriers.</p>	<p> Very Good</p> 	<p>The Capital Plan includes adequate reinvestments to sustain the assets.</p> <p>Review is underway for inclusion of zero emission/electrical vehicles as part of the asset portfolio to reduce the greenhouse gas (GHG) emissions to support the Region’s Climate Change Master Plan.</p>
<p>Paramedics (\$218M)</p> 	<p>26 Regional paramedic stations, 184 paramedic vehicles and 867 pieces of paramedic equipment efficiently deploy emergency medical services from strategically located hubs throughout Peel.</p>	<p> Very Good</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 (\$394M)</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>The Capital Plan includes adequate reinvestments to sustain the assets. There is funding allocated to address the condition of the lower scoring assets.</p> <p>The new Seniors Health and Wellness Village at Peel Manor became operational this fall of providing complete senior care services and fostering opportunities for seniors for greater independence and community integration.</p>
<p>Housing Support^{1*} (\$522M)</p> 	<p>Nine affordable housing buildings provide safe, accessible accommodations geared to lower income families and individuals.</p>	<p> Very Good</p> 	<p>The Capital Plan includes high reinvestments to sustain the assets.</p> <p>To address Peel’s housing crisis the Region has developed a Housing Master Plan (HMP), a long term capital infrastructure plan to guide how to create more affordable housing in Peel. Once the HMP is implemented, it will add more than 5,650 new affordable rental units.</p>

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Service (Asset Value)	Infrastructure	Status	Outlook
<p>Peel Housing Corporation^{2*} (\$3,493M)</p> 	<p>88 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 and improve the current condition. The analysis is based on the most current available data.</p> <p>To address Peel’s housing crisis the Region has developed a Housing Master Plan (HMP), a long term capital infrastructure plan to guide how to create more affordable housing in Peel. Once the HMP is implemented, it will add more than 5,650 new affordable rental units.</p>
<p>Homelessness Support (\$31M)</p> 	<p>Three 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>Homelessness has reached critical levels, and Peel Region is at the forefront, addressing this urgent issue daily. The rise in asylum claimants seeking shelter has placed additional strain on an already overburdened system. As a result, regular and proactive maintenance is essential to ensure that facilities remain in good condition.</p>
<p>Child Care (\$13M)</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> Fair</p> 	<p>The Capital Plan includes adequate reinvestments to sustain the assets.</p> <p>The Streetsville Child Care Centre is the only Child Care Centre currently included in the Housing Master Plan (HMP) for future development. In the meantime, adequate reinvestments are made to meet service needs, with additional funds allocated to support operations and maintenance until the HMP is implemented.</p> <p>Peel Region is implementing the Canada-Wide Early Learning and Child Care (CWELCC) program to make licensed child care more affordable and accessible. The goal is to add 11,980 licensed spaces by 2026. To support this, Peel is exploring opportunities to use existing Regional and Peel Housing Corporation assets and planning for co-located childcare in future developments. More facilities will be added as the program progresses and data becomes available.</p>

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Service (Asset Value)	Infrastructure	Status	Outlook
<p>Regional Office Complexes (\$368M)</p> 	<p>Two Regional office complexes centralize many operations and services and provide public access to Regional services and Council.</p>	<p>Very Good</p> 	<p>The Capital Plan includes adequate reinvestments to sustain the assets.</p> <p>Suite A of 10 Peel Centre Drive is 45 years old and requires extensive work to modernize and efficiently use space to remain viable to meet service needs.</p>
<p>Police³ (\$358M)</p> 	<p>Seven Police facilities and 875 vehicles, to protect the rights and well-being of all through service excellence and community engagement.</p>	<p>Good</p> 	<p>The Capital Plan includes adequate reinvestments to sustain the assets.</p> <p>The Sir Robert Peel Centre facility is no longer fully meeting the needs of the Program's critical services. The risks associated with poor assets at Sir Robert Peel Centre are being mitigated by addressing the needs on an as required basis to minimize 'throw away' costs until the redevelopment of the facility is complete.</p> <p>Demand for policing services continue to be impacted by population growth, complexity of investigations, and the commitment to community safety. The portfolio of assets will continue to adapt and expand to meet these needs.</p>

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

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

³ Includes Peel Police assets managed by Peel Police Services Board.

*Excludes other social housing providers.

New/Revised Asset Classes and Asset Levels of Service

Service	Asset Class	Current Asset Level of Service (if applicable)	Proposed Change	Reason	New Asset Level of Service (if applicable)
Roads Infrastructure	Regional Retaining Walls	N/A	Regional Retaining Walls is split into Minor Retaining Walls Major Retaining Walls	Reclassification of retaining walls based on risk-based criteria	
Roads Infrastructure	Minor Retaining Walls	N/A	New Asset Class	Regional Retaining Walls is split into Minor Retaining Walls Major Retaining Walls	Minimum overall rating = C (Fair)
Roads Infrastructure	Major Retaining Walls	N/A	New Asset Class	Regional Retaining Walls is split into Minor Retaining Walls Major Retaining Walls	Minimum overall rating = B (Good)
Waste	WM Process Support Structures		Rename asset class to WM Landfill Operations Facility	To better reflect the assets under this asset class	
Waste	Material Recovery Equipment	Maintain Equipment at a Condition Rating = B (Good)	Remove ALOS	Assets have been sold and no longer managed by the Peel	
Waste	Material Recovery Equipment	Redundancy on most critical equipment	Remove ALOS	Assets have been sold and no longer managed by Peel	
Waste	Material Recovery Equipment	2 days on-site material storage capacity on tipping floor	Remove ALOS	Assets have been sold and no longer managed by Peel	
Waste	Material Recovery Equipment	Standby Power	Remove ALOS	Assets have been sold and no longer managed by Peel	
Waste	Material Recovery Equipment	Achievement of design throughput and market specifications for sorted materials	Remove ALOS	Assets have been sold and no longer managed by Peel	
Wastewater	Wastewater Pumping & Odour Control	N/A	Add ALOS	Ability to access overflows for maintenance	WWPS Tier I Overflows are operable
Wastewater	Wastewater Pumping & Odour Control	N/A	Add ALOS	Ability to access overflows for maintenance	WWPS Tier II & III Overflows are operable
Wastewater	Wastewater Pumping & Odour Control	N/A	Add ALOS	Ability to access overflows for maintenance	WWPS Tier IV Overflows are operable
Wastewater	South Peel - Headworks	N/A	Add ALOS	Ensure odour emissions do not exceed standards	Absence of nuisance odour impacting community
Wastewater	South Peel - Primary Treatment	N/A	Add ALOS	Ensure odour emissions do not exceed standards	Absence of nuisance odour impacting community
Wastewater	South Peel - Biosolids Processing	N/A	Add ALOS	Ensure odour emissions do not exceed standards	Absence of nuisance odour impacting community
Wastewater	South Peel - Biosolids Disposal	N/A	Add ALOS	Ensure odour emissions do not exceed standards	Absence of nuisance odour impacting community
Water	Water Pumping and Storage	N/A	Add ALOS	Meeting Provincial regulation guidelines for water storage capacity	Capacity meets MECP guidelines for storage
Water	Water Pumping and Storage	N/A	Add ALOS	Redundancy to ensure service continuity during mechanical failures	Firm Capacity (ability to take one pumping station out)