



LIFECYCLE MANAGEMENT



# 2025 INFRASTRUCTURE STATE AND CONDITION

City of Edmonton

Executive Summary

## Background

Regardless of where we live, municipal infrastructure has a significant impact on our daily lives. Municipal infrastructure encompasses the means of transportation from home to the workplace, the locations we visit for recreation and entertainment, the methods used for waste disposal, and the placement of police and fire services throughout the city.

The City of Edmonton's Infrastructure Asset Management Policy - C598A, updated in 2024, is based on four guiding principles: Integrated, Service Focused, Sustainability Oriented and Whole Lifecycle Decision Making. Based on the principle of Service Focused, the methodology of this report is different from previous years. This report will focus on demonstrating the state and condition of assets through the lens of the programs and services that support them.

Asset inventory has been collected annually in the City since 2000. The inventory of assets has been refined over the years, with a focus on continuous improvement in data collection methods and ensuring the inventory is as inclusive as possible, capturing all assets owned and managed.

Asset inventory information provides the foundation for effective asset management. Also, asset inventory information serves as the primary input into decision models, supporting asset investment requirements and identifying areas with the greatest asset needs. By historically tracking the changes in the City's asset inventory, the City can assess the effectiveness of capital investments and provide a rationale for business decisions. Not only is an inventory or quantity of City assets collected, but the City also collects the replacement value, average age, expected asset life and assessment classification of all assets.

The importance of sound asset data cannot be stressed enough; knowing what the City owns and manages is integral to providing service to residents and supporting the quality of life expected by Edmontonians. The data used in this report is from data collected as of December 31, 2024.

## What are Assets

The City's services are supported by a combination of owned, leased and Public-Private Partnership arrangement assets. This report specifically concentrates on the assets directly owned by the City. These assets include roads,

buildings, parks, fleet vehicles, recreation facilities, traffic control systems, libraries, computer networks and affordable housing. Examples of leased assets include buildings, such as Edmonton Tower, and certain fleet vehicles. Public-Private Partnership assets would include those supporting the Valley Line South LRT line.

## Report Methodology

The 2025 State and Condition Report will significantly shift its structure from previous years by organizing its content around programs and services rather than the traditional asset hierarchy. The primary goal of this report is to clearly link the state and condition of municipal assets directly to the services they support, thereby providing a more strategic and outcome-oriented commentary. This structure facilitates a better understanding of how asset performance impacts the delivery of public services and the overall management of the City's assets.

Report Methodology	Data Focus	Presentation
2025 Report	Programs and Services	Links assets with the programs and services and presents state and condition commentary. Broken out into three categories: <ol style="list-style-type: none"> <li>1) Serving Edmontonians</li> <li>2) Managing the Corporation</li> <li>3) Boards and Commissions</li> </ol>
Previous Reports	Asset Hierarchy	Identified assets' state and condition while providing state and condition commentary.

## How to Read this Report

This report will present the programs and services listed in the City of Edmonton's [service list](#). The breakdown of programs and services will highlight the assets that support their delivery and their current condition. Several graphical data sets will be presented to help illustrate the data and inventory findings. More detail is provided at the end of this report within Appendix A and B.

## Report Outline

Major programs and services will be identified, accompanied by infographics and a summary of the state and condition of the assets that support those programs. Programs with a marginal number of assets will be grouped

into one category, while other programs that are asset-heavy, such as Edmonton Transit Service, will be highlighted. The appendix will also show assets based on the asset hierarchy and grouped by asset type.

## Criteria to Evaluate the State and Condition

Edmonton utilizes a standardized rating system to assess the state and condition of its existing infrastructure assets. A standardized five-point rating system on a scale of A to F (very good to very poor) is used to identify asset condition. The rating system enables a comparison of disparate asset types regardless of their complexity. Complex assets, such as facilities and roads, are evaluated using detailed methods to determine their condition. These evaluations are then translated into this five-point system.

This ranking system helps City Council and Administration compare the condition of all its assets, make more informed decisions and establish priority projects. For the renewal program, all of the City's assets are assessed under the physical condition criterion. This information is used as an input into RIMS, which determines a recommended budget allocation based on the physical condition and other asset characteristics.

## Data Tables

For each highlighted program, a table and chart are provided to help understand the state of the assets used to support the services delivered through the program. The following attributes are included in the provided data:

### Asset Replacement Value

The cost of total replacement of an existing asset in today's dollars, with the most cost-effective asset providing an equivalent level of service. Replacement value considers the cost of replacing an obsolete asset with its modern equivalent, as well as the cost of meeting current legislative or regulatory requirements. Replacement value is used as the weighted average for the portfolio's other attributes.

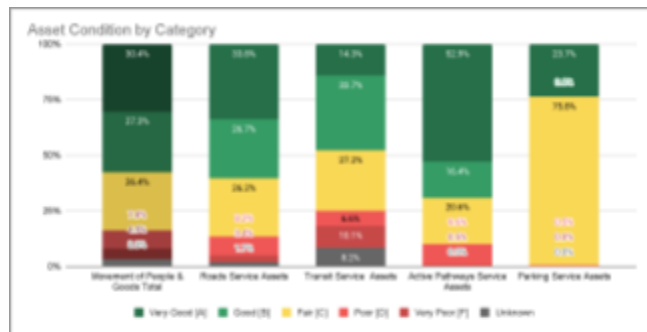
### Asset Life

As assets approach the end of their useful life, their condition will degrade from very good to very poor. Knowing this, the City can understand how to invest in its assets over time. While age itself is not a direct driver of investment timing, it is used as a variable to predict how an asset may deteriorate and project the types of interventions required, as well as their approximate timing. Asset age, although a predictor of how we can expect an asset to deteriorate over time, is not the main criterion. Assets have varying life expectancies; for example, assets such as

buses, tools and fleet vehicles have shorter lifecycles of five to 20 years than assets such as facilities, bridges and roads, whose life can reach 100 years

### Asset Condition

Asset condition is the main focus of assessment in this report. Asset condition by category is represented by a table that demonstrates the categories using a five-point rating system (very good to very poor), which is highlighted in colours to indicate the percentage of assets in each of the five points on the rating system.



Example of an Asset Condition by Category table

Asset condition is rated based on the following scale:

Rating	State	Description
Very Good	A	The asset is physically sound and is performing its function as originally intended. Required maintenance costs are well within standards and norms. Typically, an asset is new or recently rehabilitated.
Good	B	The asset is physically sound and is performing its function as originally intended. Required maintenance costs are within acceptable standards and norms, but are increasing. Typically, an asset has been used for some time but is within the mid-stage of its expected life.
Fair	C	The asset is showing signs of deterioration and is performing at a lower level than originally intended. Some components of the asset/sub-asset are becoming physically deficient. Required maintenance costs exceed acceptable standards and norms and are increasing. Typically, an asset has been used for a long time and is within the later stage of its expected life.
Poor	D	The asset is showing significant signs of deterioration and is performing to a much lower level than originally intended. A major portion of the asset is physically deficient. Required maintenance costs significantly exceed acceptable standards and norms. Typically, the asset is approaching the end of its expected life.
Very Poor	F	The asset is physically unsound and/or not performing as originally intended. The asset has a higher probability of failure, or failure is imminent. Maintenance costs are unacceptable, and rehabilitation is not cost-effective. Replacement/major refurbishment is required.
Not Rated	?	The asset has not been rated for condition. This often happens with assets that are newly acquired or rehabilitated, or assets that do not yet have a standardized method of assessment established. In previous years, when an asset did not have a rating, it was assumed to be in Fair condition. As part of continual improvement in data quality, assets with missing data are being reported.

### Programs and Services

As described above, assets are now reported based on the programs and services that each asset supports. It is important to note that not all programs have substantial assets. For example, the People, Relationships and Partnerships program does not have assets. Some assets support those activities, but they are captured in other areas. For example, office space and information technology hardware, such as computers and meeting room equipment, are captured under Project and Asset Management.

## Programs and Services Listing Table

Program	Services
<b>Recreation and Culture*</b>	Events Service Interment and Perpetual Care Service Recreation and Cultural Programming Service Recreation and Sport Facility Access Service
<b>Social Support*</b>	Affordable Housing and Homelessness Service Social Systems Navigation and Support Service
<b>Civic Services+</b>	Census Service (Paused) Customer Access (311) Service Election Service Municipal Administrative Tribunals Service Municipal Governance Service Records Access Service
<b>Public Safety*</b>	Animal Welfare Service Bylaw and Provincial Act Enforcement Service Community Safety Service Fire Investigation Service Fire Prevention, Inspection and Enforcement Service Pet Licensing Service Safety Code and Inspection Service Traffic Safety Service
<b>Community Development+</b>	Community and Neighbourhood Services Community Granting Service
<b>Movement of People and Goods*</b>	Active Pathways Service Parking Service Roads Service Transit Service*
<b>Land Development+</b>	Development Service Land Use Planning Service Residential, Commercial and Industrial Development Service
<b>Economic Development+</b>	Business Licensing Service Business Retention and Investment Service
<b>Environmental Protection*</b>	Park and Open Space Access Service Waste Collection Service* Wildlife Management Service
<b>People, Relationships, and Partnerships+</b>	Communications Service Engagement Service Intergovernmental and Institutional Coordination Service

Program	Services
<b>Project and Asset Management*</b>	Asset Management Service Corporate Property Management and Leasing Service Facility Management and Maintenance Service Fleet Management and Maintenance Service Information Technology Hardware Infrastructure Service Infrastructure Delivery Service Infrastructure Planning and Design Service Warehousing and Logistics Management Service
<b>Strategy and Business+</b>	Corporate Leadership Service Corporate Policy Development Service Emergency Management and Preparedness Service Internal Audit Service Legal Service Risk Management Service Security Service Strategic Management Service
<b>Technology and Data+</b>	Archive, Artifacts and Heritage Service Business Solution Service Data Management Service Geographic Information Systems Service Information Analysis Service
<b>Positive Employee Experience+</b>	Employee Training and Development Service Human Resources Management Service Workplace Health and Safety Service
<b>Environmental Stewardship+</b>	Environmental Strategy and Policy Development Service Sustainable Waste Processing Service
<b>Financial Sustainability+</b>	Corporate Accounting and Reporting Service Financial Planning and Analysis Service Investment Management Service Property Assessment Service Purchasing Service Taxation Service
<b>Edmonton Police Service*</b>	Service Delivery Facilities
<b>Edmonton Public Library*</b>	Library Content and Materials Facilities

\* Identifies the programs that are highlighted in the report body

+ Identifies the programs that are included under various programs

## Use of Inventory Data

Robust and accurate data is the foundation for effective asset management at the City of Edmonton. To determine the amount of asset investment required, asset data is input into decision models and management tools that identify areas with the greatest needs. Based on these outcomes, renewal priorities and budget allocations are determined.

Regular exercises in data collection not only ensure that the data is collected, but also allow the opportunity to continually refine data collection activities and potentially improve accuracy. Over the years, data collection has improved, as evidenced by a comparison of the first asset Inventory report in 2000 to the most recent report. Through this consistent approach, the City of Edmonton has continually expanded its inventory as assets previously not considered are now included in the reporting. This process's ongoing refinement has enhanced the capability to manage municipal assets more effectively.

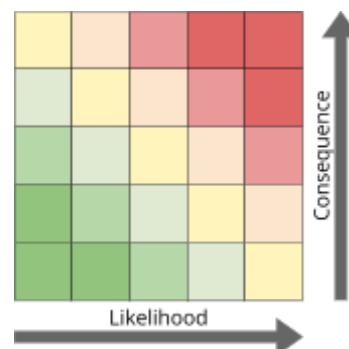
The base data collected through the annual asset inventory is used to support decisions related to asset management. This information is input into the Risk-based Infrastructure Management System (RIMS), which supports decisions on the renewal needs of municipal assets.

## Strategic Infrastructure Asset Management Plan

Edmonton's Strategic Infrastructure Asset Management Plan guides the corporation in applying the Asset Management Policy (C598) and best practices to manage infrastructure assets sustainably and to advance asset management maturity within the corporation. The Strategic Infrastructure Asset Management Plan serves as the framework for establishing an effective, transparent and data-driven infrastructure asset management system that links asset investment to strategic goals and service-level outcomes.

## Risk Assessment

Risk is defined as the product of the likelihood of suffering loss and the consequence that loss would have on the affected party. With the risk assessment methodology, it is possible to determine the level of risk associated with an asset's failure. A risk-based approach is a balanced approach that integrates the municipality's social (e.g., health and safety of citizens), environmental (e.g., impact on the environment) and economic



(e.g., cost of failure) objectives into the decision-making process. With the RIMS model, the physical condition of an asset is projected over time, yielding a picture of the controllable (via investments and maintenance) deterioration of each asset type. Within the limited financial resources available, Administration can assist decision-makers in determining where the available funding can limit risk exposure to the City. Climate change has brought on potential risks that were not given the same amount of consideration historically. The City of Edmonton has subsequently approved Council Policy 627, related to climate resilience, through its planning, services, decision-making processes and leadership. This ensures, promotes and supports a climate-resilient community with clean air and water, as well as natural and built environments that sustain long-term health and prosperity.

## Risk-Based Infrastructure Management System (RIMS)

RIMS is a made-for-Edmonton solution to help determine, justify and rank the rehabilitation needs of the City, as well as optimize the allocation of funds to ensure long-term value. The model can run a variety of scenarios to assist decision-makers on investments that would provide the most benefit or recommend an asset investment target based on funding levels:

Scenario simulations:

- Do nothing - gives asset managers an idea of how quickly assets will deteriorate without the necessary intervention
- Budget allocation - allocates a set dollar amount to those assets that will require the most reinvestment
- Cost minimization - provides the optimum renewal strategy to achieve or maintain certain performance levels of assets and has been the basis of the City's renewal program since 2012

It is noteworthy that budget constraints will likely make it implausible to spend the recommended amounts suggested by RIMS to maintain assets in optimal condition, as alluded to above. Continued investment at levels below the RIMS recommended amounts will likely result in more assets falling into poor and very poor condition (D and F condition, discussed below) over time, as long as these budget limitations continue.

## Demands on Infrastructure Assets

As demand for services increases or changes, so too must the assets that support these City of Edmonton services. There are many reasons for the changing demand for municipal assets. Population growth, demographic shifts, technological advancements, policy changes and the evolving wants and needs of residents all change over time.

The City's existing assets, which were built, in some cases, several decades ago, were designed for a lower level of use, as well as programming, that has changed over time. This has increased the utilization of the assets and put pressure on them to perform at a level that is not always possible in their current design, which places more pressure on the assets than originally planned. For instance, participation in youth and adult sports has significantly increased over the past few decades. As a result, skating rinks and premium sports fields are often operated at or beyond planned capacity, putting added strain on the assets to maintain the expected level of service.

In addition to the pressures on existing assets, the City of Edmonton is expecting its population to reach two million residents sooner than projected in the City Plan. As such, the City will continue to build and acquire assets to accommodate the increase in population over time. New assets built today will need to be renewed at some point in the future. As a result, the need for investment in renewal to support existing and future assets will continue to grow, not only to address the backlog of assets, but to ensure the ongoing support is available for anything the City builds today.

Not only is Edmonton extending into greenfield areas, but the City is also actively promoting infill in mature neighbourhoods. Both of these actions have an impact on the demand for assets. As Edmonton continues to grow towards a population of two million, it will be required to provide more services, such as transit, recreation, fire services, police and waste collection. These additional services will require new and upgraded assets to support the required services. In addition to buildings and equipment, the City needs to ensure associated operations and maintenance are supported, along with the required staff to provide the services. The construction of new assets reflects only the initial costs. Funding is also required to eventually rehabilitate or replace the asset in the future. Therefore, the total cost of ownership for assets is not a 'one and done' situation; assets require sustained, long-term investment to ensure that they provide safe and effective services to Edmontonians in support of future growth within the existing municipal boundary.

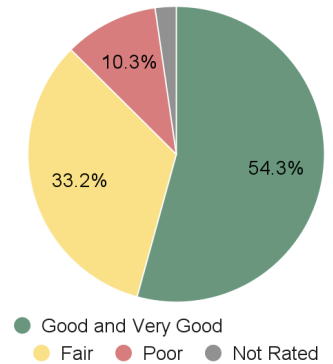
## Asset Rationalization

As the City's infrastructure asset management capabilities advance, the need to establish more effective processes for evaluating and rationalizing end-of-life investment/divestment decisions for its facilities has been previously identified. As such, the City has implemented an Asset Rationalization Framework.

The Asset Rationalization Framework aims to analyze the City's assets and determine whether these assets effectively and efficiently meet the needs of the services they support. Assets that are non-productive and do not meet this requirement are then considered for divestment, which could include repurposing, replacement or disposal of the asset. If the divestment option is determined to be a disposal, this will result in a reduction of the number of non-productive assets owned by the City. This will help offset the cost of asset ownership by utilizing the available funding to invest in the maintenance, operations, renewal and upgrading of remaining assets. The Asset Rationalization Framework is ongoing, with a current focus on assets in the facilities category.

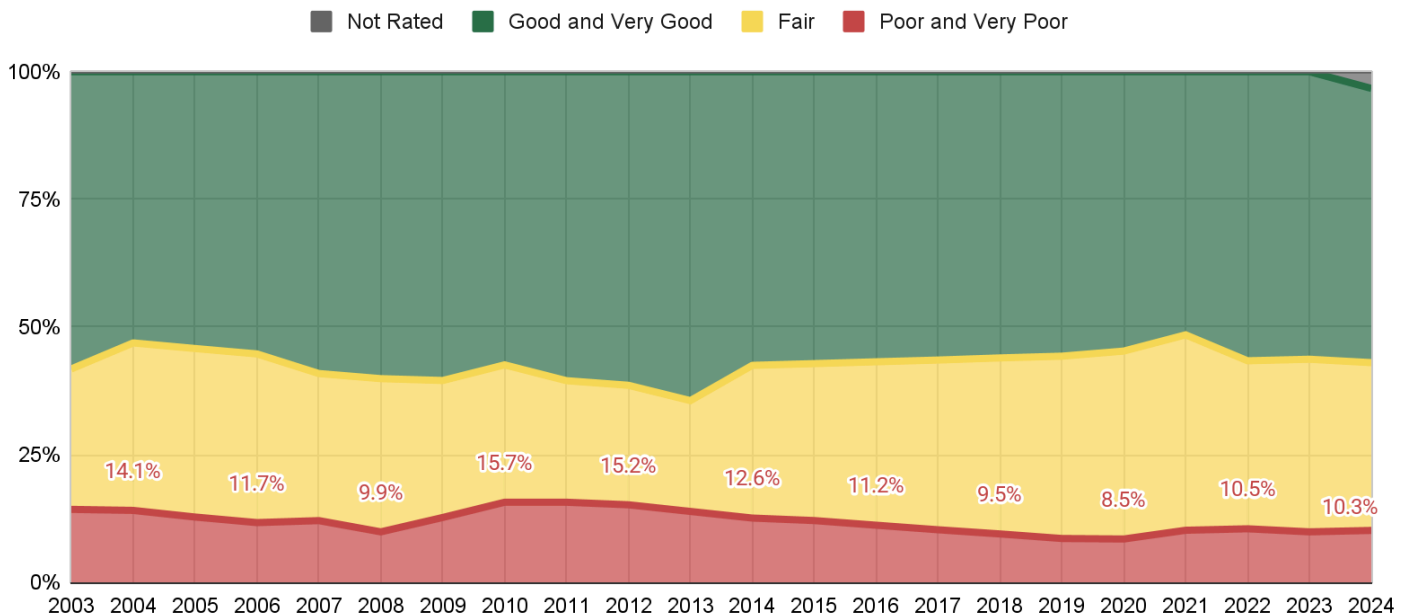
# City of Edmonton State of Infrastructure

For the 2025 reporting year, the City's portfolio of assets has a total replacement value of approximately \$39.8 billion. The assets remain in good to fair condition in the vast majority of asset classes, with 54.5% in good or very good condition, 32.4% in fair condition, 10.3% in poor or very poor condition, and 3.3% without a rating. The City of Edmonton uses the percentage of assets in poor and very poor condition as a simple indicator of overall asset condition performance, as assets in poor condition are at a higher risk of failure, which in turn negatively impacts the service that can be provided to residents by those assets.



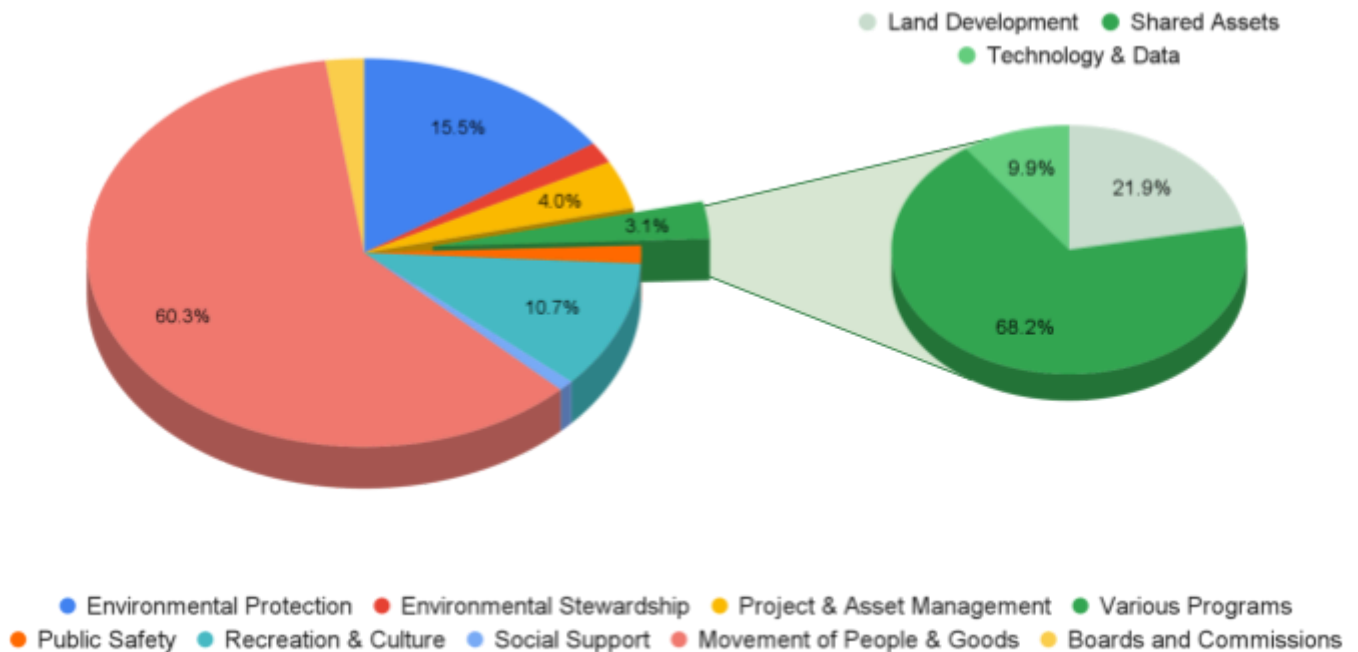
Historically, the condition of the City's asset portfolio has been in good to fair condition, with more than 50% in good or very good condition. However, the assets in poor and very poor condition are at an increased risk of failure and can impact the City's ability to deliver services. As such, the percentage of assets in poor and very poor condition is the statistic that is most closely monitored. Overall, the City has continued to improve this measure, maintaining a rate of around 10% since 2017. The chart below shows the progression of asset condition over the previous 20-year period.

## City of Edmonton Historical Asset Condition Distribution



The total City of Edmonton inventory is identified in the table below. Following this chart are a selection of programs and services that have been highlighted to provide a greater understanding of the state and condition of assets in the context of the services they support. Programs not highlighted are included in the table as various programs.

Program	Replacement Value	Very Good [A]	Good [B]	Fair [C]	Poor [D]	Very Poor [F]	Not Rated [?]
<b>City of Edmonton Total</b>	<b>\$39,820,229,397</b>	<b>26.4%</b>	<b>27.8%</b>	<b>33.2%</b>	<b>6.3%</b>	<b>3.9%</b>	<b>2.3%</b>
Environmental Protection	\$6,174,006,193	20.3%	41.3%	27.7%	2.8%	1.5%	6.5%
Environmental Stewardship	\$705,328,180	12.3%	52.5%	29.3%	4.5%	1.4%	0.0%
Movement of People & Goods	\$23,994,018,122	31.3%	26.0%	27.6%	8.3%	5.2%	1.6%
Project & Asset Management	\$1,600,725,359	8.7%	28.8%	52.9%	1.7%	4.5%	2.2%
Public Safety	\$603,181,319	17.1%	36.3%	39.2%	4.5%	1.9%	0.9%
Recreation & Culture	\$4,245,248,392	21.0%	20.2%	54.1%	3.4%	0.4%	0.9%
Social Support	\$361,067,567	36.9%	26.0%	36.0%	0.2%	0.0%	0.1%
Various Programs	\$1,241,340,785	3.5%	8.2%	72.6%	6.4%	5.9%	3.1%
Boards and Commissions	\$895,313,480	40.3%	19.9%	29.5%	4.4%	5.9%	0.0%



# Recreation and Culture

Recreation and Culture's aim is to ensure that Edmontonians are physically and emotionally healthy. This program encompasses recreation and cultural programming, as well as interment care, and is one of the most visible services in the City of Edmonton, serving Edmontonians in their daily lives.



The assets supporting this program include community recreation centres, standalone aquatic facilities, Fort Edmonton Park buildings and artifacts, exercise equipment, interment assets and Valley Zoo exhibits.

Overall, these assets are in fair condition, driven primarily by the state of the facilities supporting these services. The average age of the assets in this portfolio varies between the different asset types. Facilities have long lifespans (50 years), while aquatic equipment has relatively short lifespans (five years). Overall, these assets are past the midpoint of the expected life of the asset, influenced by the facilities assets in this portfolio. This coincides with the observed average condition of the asset portfolio.

**\$4.24B** Recreation and Culture  
 Asset replacement value

**Overall condition** Fair **Average age** 30 years

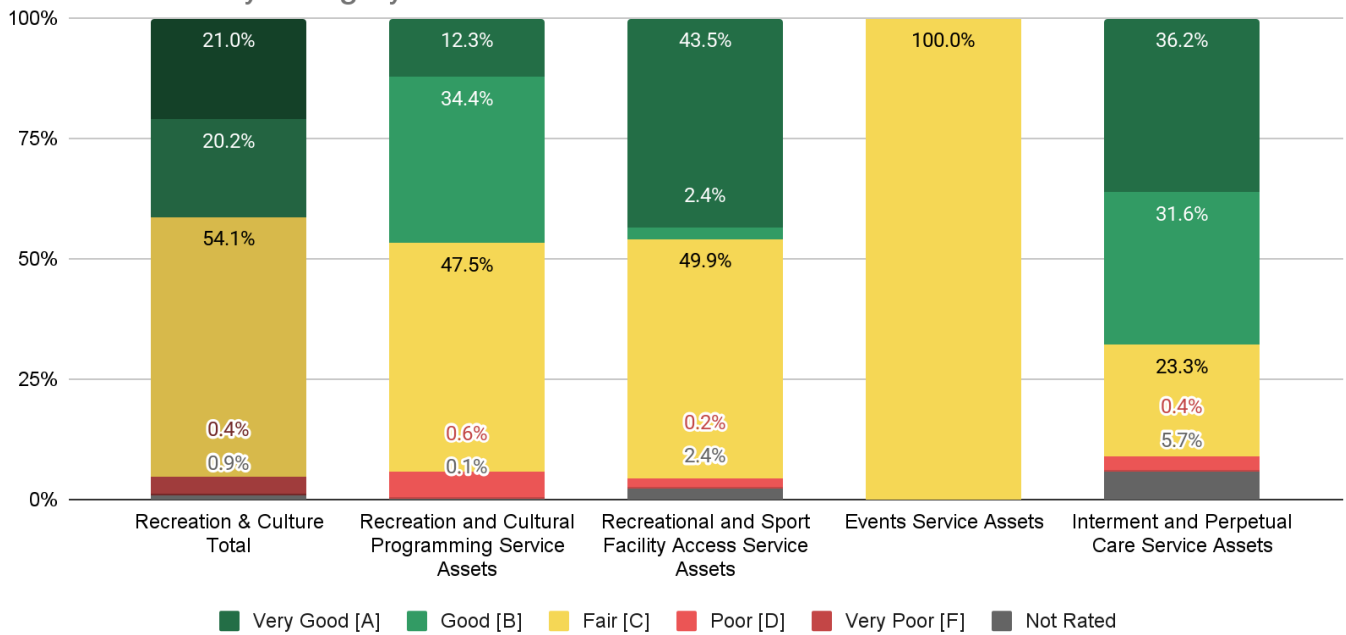
Almost half of all City buildings by value

**42** arenas, leisure centres and pools

**\$131 million**  
 Fort Edmonton Park

**\$150 million +** in equipment to provide services

### Asset Condition by Category



Recreation & Culture Asset Summary						
Asset Category	Replacement Value	Average Age	Good [A & B]	Fair [C]	Poor [D & F]	Not Rated
<b>Recreation &amp; Culture Total</b>	<b>\$4,245,248,392</b>	<b>30.3</b>	<b>41.2%</b>	<b>54.1%</b>	<b>3.7%</b>	<b>0.9%</b>
Recreation and Cultural Programming Service Assets	\$2,340,120,167	29.2	46.7%	47.5%	5.6%	0.1%
Recreational and Sport Facility Access Service Assets	\$1,336,821,966	28.1	45.9%	49.9%	1.9%	2.4%
Events Service Assets	\$502,190,472	43.0	0.0%	100%	0.0%	0.0%
Interment and Perpetual Care Service Assets	\$66,115,787	20.6	67.8%	23.3%	3.2%	5.7%

## Social Support

Social support aims to ensure that Edmontonians have what they need to succeed, including affordable housing and homelessness services, as well as navigation and support services for social systems. Housing is achieved through various programs and partnerships, employing a diversified approach. This ensures that Edmontonians have safe places to live and can access these services to receive the support they need. The assets in this category consist of residential buildings and housing units.



Asset life is, on average, slightly greater than the midway point of the lifespan. The age of assets in this category ranges from two to 112 years, with many assets being added over time to accommodate a large number of residential units and buildings in varied conditions. Overall, the condition is good, and with continued renewal activities, there is no reason to expect service disruption.

**\$360M** **Social Support**  
Asset replacement value

**Overall condition**

Good

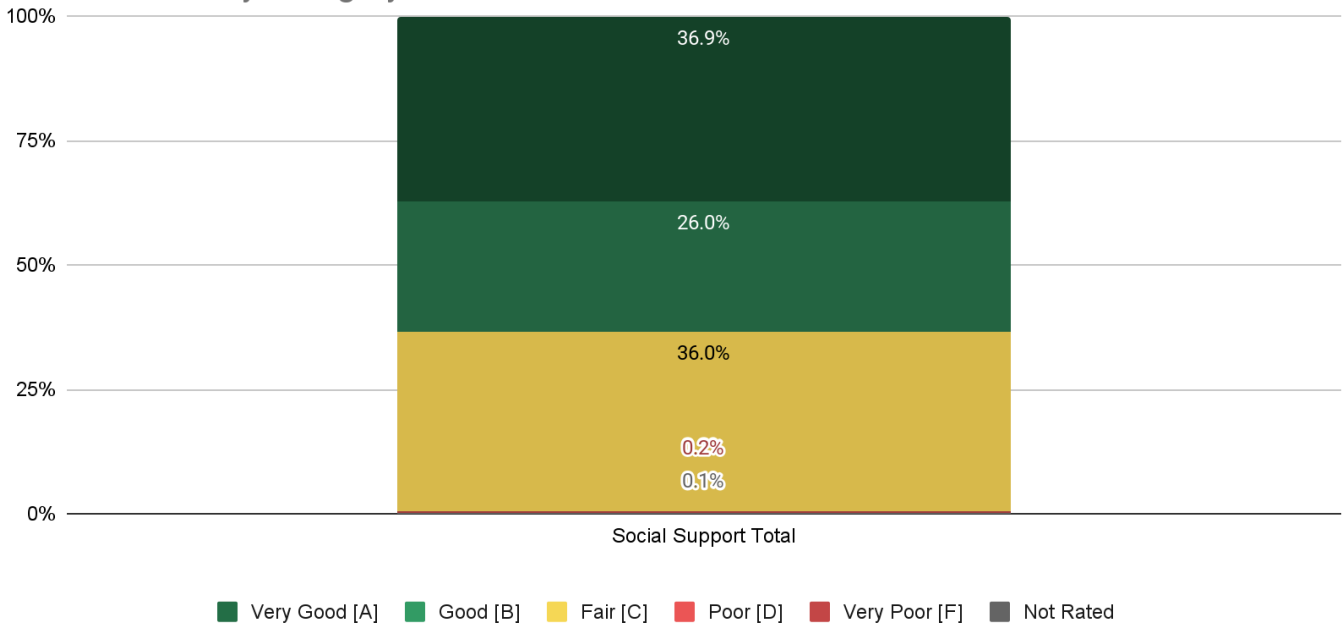
**Average age**

33 years

**2,100+**

**City-owned housing units provided**

Asset Condition by Category



Social Support Asset Summary						
Asset Category	Replacement Value	Average Age	Good [A & B]	Fair [C]	Poor [D & F]	Not Rated
Social Support Total	\$361,067,567	32.6	62.9%	36.0%	0.2%	0.1%

## Public Safety

The public safety program exists to ensure that Edmontonians are safe and secure in our community, and includes a robust and integrated approach to service delivery of Fire Rescue Services, Traffic Safety, Bylaw Enforcement, Animal Welfare and Emergency Management. These are the services that ensure Edmontonians are safe and secure in our community, protecting life, property and the environment.



Fire Rescue Services is committed to protecting life, property, and the environment 24 hours a day, 7 days a week, 365 days a year. Traffic Safety Service provides planning, monitoring and strategic alignment of City services that affect the safety of the City's mobility network (roads and active pathways). This service is delivered through education, partnerships and enforcement to increase road safety for users of all mobility types. Emergency management involves planning, coordinating and implementing business continuity and disaster recovery plans in response to emergencies.

Animal welfare, bylaw and provincial enforcement provide welfare services and ensure standards are maintained to support the protection of the health, safety and welfare of Edmontonians. The asset life for this program is a mix of both longer- and shorter-lived assets, with the majority of assets in this category past the mid-life point, having an average age of 20 years. The Emergency Management and Preparedness Service is notable as it is nearing the end of its life and has its assets in fair (C) condition, requiring a strategic review to ensure the funding is appropriate for this program.

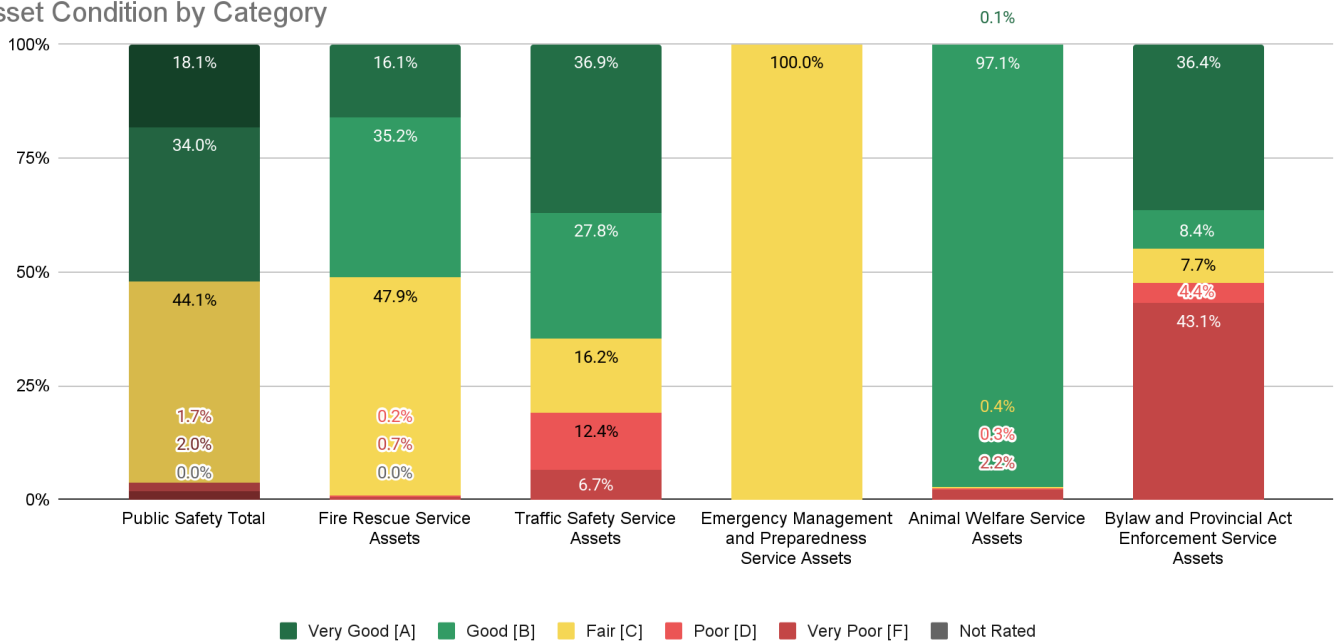
**\$600M** **Public Safety**  
Asset replacement value

**Overall condition** Good **Average age** 20 Years

**135** emergency response vehicles **30** fire stations

**\$90 million** in equipment to provide services

Asset Condition by Category



Public Safety Asset Summary						
Asset Category	Replacement Value	Average Age	Good [A & B]	Fair [C]	Poor [D & F]	Not Rated
<b>Public Safety Total</b>	<b>\$603,181,319</b>	<b>19.8</b>	<b>53.4%</b>	<b>39.2%</b>	<b>6.4%</b>	<b>0.9%</b>
Fire Rescue Service Assets	\$504,193,961	20.5	53.0%	41.5%	4.5%	1.1%
Traffic Safety Service Assets	\$64,535,396	9.6	64.7%	16.2%	19.1%	0.0%
Emergency Management and Preparedness Service Assets	\$16,561,628	48.0	0.0%	100%	0.0%	0.0%
Animal Welfare Service Assets	\$9,334,569	14.9	97.2%	0.4%	2.4%	0.0%
Bylaw and Provincial Act Enforcement Service Assets	\$7,419,257	4.5	44.8%	7.7%	47.5%	0.0%
Community Safety Service Assets	\$1,136,508	21.0	100%	0.0%	0.0%	0.0%

## Movement of People and Goods

Edmonton is striving to have an accessible and diverse transportation system that efficiently moves people, goods and services. Programs in this category include Edmonton Transit Service, Roads and Active Pathways Service and Traffic Safety Service. Assets in this category include roads, sidewalks, bridges, streetlights and signals, signs, road maintenance and Light Rail Transit and transit assets.



The Roads and Active Pathways Service provides access to roads, sidewalks, shared pathways, bicycle paths and trails. This service is delivered through the inspection, preventative maintenance and repair of roads, bridges and multi-modal pathways, as well as snow and ice control, street cleaning and spring sweeping.

Traffic Safety Service provides planning, monitoring and strategic alignment of City services that affect the safety of the City's mobility network (roads and active pathways). This service is delivered through education, engineering, partnerships and automated enforcement to increase road safety for users of all mobility types, abilities and ages, as well as traffic control measures, traffic signals and street lighting operations and maintenance. This category has an average age of 45 years, with assets, on average, approaching the 39-year mark. The asset condition aligns with the age and stage of the lifecycle. As this category comprises an intricate system of operations, infrastructure, communications and processes, it requires significant investment to ensure service levels are maintained. Edmonton Transit is also showcased in the following section of this report.

**\$24.1B** **Movement of People and Goods**  
Asset replacement value

**Overall condition** Good to fair **Average age** 39 years

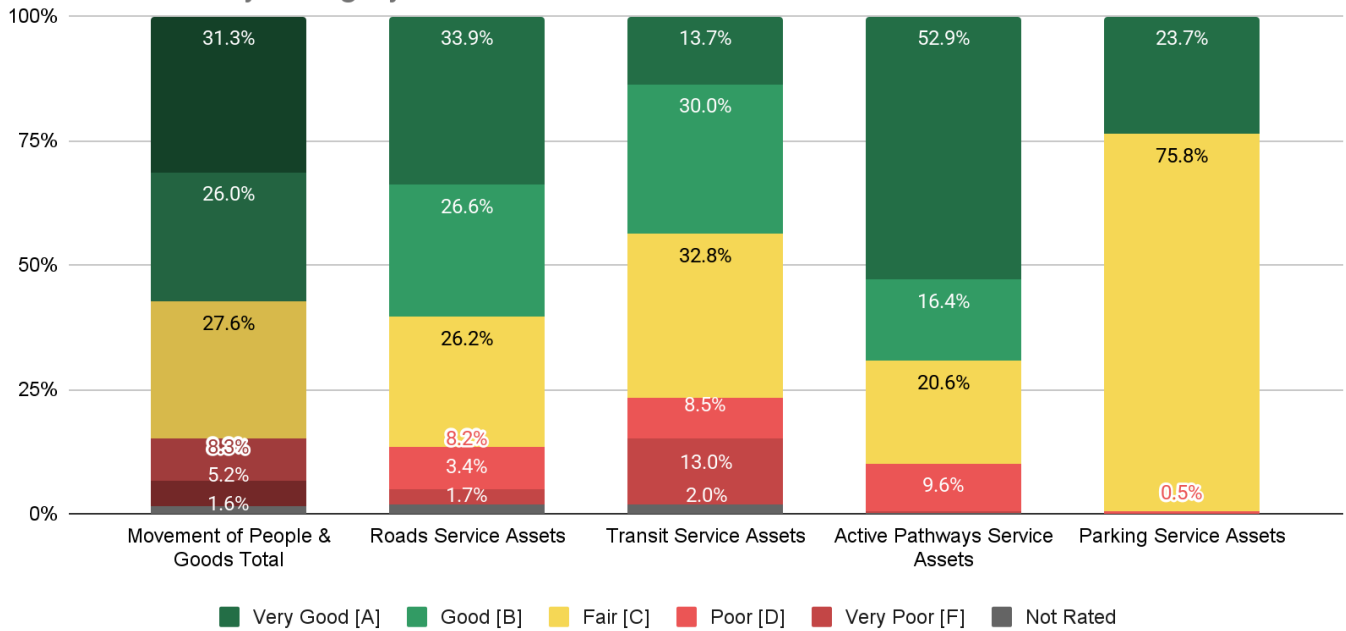
More than half the City's inventory value

**11,000+**  
lane km of road

**350+** bridges and structures

**Approximately \$1 billion** in roadway lighting

### Asset Condition by Category



Movement of People & Goods Asset Summary						
Asset Category	Replacement Value	Average Age	Good [A & B]	Fair [C]	Poor [D & F]	Not Rated
<b>Movement of People &amp; Goods Total</b>	<b>\$23,994,018,122</b>	<b>39.7</b>	<b>57.3%</b>	<b>27.6%</b>	<b>13.5%</b>	<b>1.6%</b>
Roads Service Assets	\$15,697,712,522	45.5	60.5%	26.2%	11.6%	1.7%
Transit Service Assets	\$5,419,208,989	21.8	43.7%	32.8%	21.4%	2.0%
Active Pathways Service Assets	\$2,641,412,002	41.8	69.3%	21%	10.1%	0.0%
Parking Service Assets	\$235,684,610	41.2	23.7%	75.8%	0.5%	0.0%

## Movement of People and Goods Highlight: Edmonton Transit Service

Edmonton Transit Service provides public transportation through regular fixed-route bus service, Light Rail Transit (LRT), On-Demand Transit and paratransit services. Seamless and integrated public transit services move more than 61 million riders per year, connecting them to their community and enabling access to employment, healthcare, social and educational opportunities.

Edmonton Transit Service provides public transportation within city limits. This service is delivered through bus, on-demand and Light

Rail Transit (LRT) services via an integrated transit network, as well as door-to-door public transportation for riders who cannot use conventional transit for some or all of their travel needs due to a physical or cognitive impairment. Assets that support this service include Light Rail Transit (LRT) stations, vehicles, track, control systems, transit stations, buses and maintenance facilities. With this portfolio in particular, a portion of the assets providing service for LRT is owned through non-City of Edmonton entities and, as such, is not included in this report.



Overall, the condition of these assets is fair, with expected variations in condition for those assets that are operational in nature, such as buses and communications equipment.

# \$5.5B Edmonton Transit

Asset replacement value

**Overall condition**

Fair

**Average age**

23 years

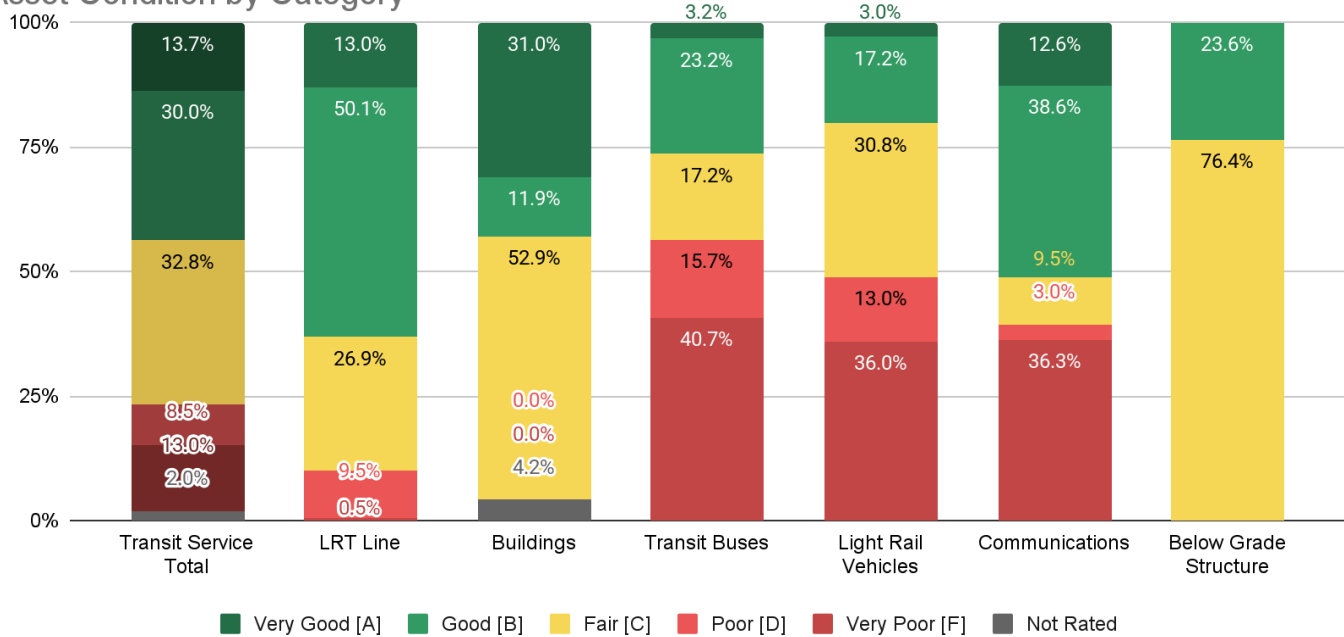
**1,000+** buses

**94** City-owned light rail vehicles

**100+** stations, substations and maintenance facilities

**48.6 km** of City-owned LRT tracks

Asset Condition by Category



Transit Service Asset Summary						
Asset Category	Replacement Value	Average Age	Good [A & B]	Fair [C]	Poor [D & F]	Not Rated
<b>Transit Service Total</b>	<b>\$5,419,208,989</b>	<b>21.8</b>	<b>43.7%</b>	<b>32.8%</b>	<b>21.4%</b>	<b>2.0%</b>
LRT Line	\$1,942,935,682	19.7	63.1%	26.9%	10.0%	0.0%
Buildings	\$1,231,784,571	28.0	42.9%	52.9%	0.0%	4.2%
Transit Buses	\$943,717,428	12.6	26.4%	17%	56.4%	0.0%
Light Rail Vehicles	\$611,000,000	26.3	20.3%	30.8%	48.9%	0.0%
Communications	\$214,801,138	16.6	51.2%	9.5%	39.4%	0.0%
Below Grade Structure	\$204,520,378	32.4	23.6%	76.4%	0.0%	0.0%
Rail Bridges	\$136,023,712	37.0	2.0%	40.2%	15.9%	41.9%
Bus Stops	\$63,904,274	11.1	82.8%	13.3%	4.0%	0.0%
Bus on-board Equipment	\$41,678,125	7.3	27.0%	17.9%	55.1%	0.0%
LRT Specialized Equipment	\$28,294,502	33.5	58.1%	29.8%	12.0%	0.0%
Fare Collection	\$549,180	11.0	38.9%	35.2%	25.9%	0.0%

## Environmental Protection

Environmental protection ensures that Edmonton has sustainable access to nature, parkland and green infrastructure, while protecting the natural environment and biodiversity, minimizing environmental impact and mitigating the effects of climate change. Services that support this program include park and open spaces, as well as Waste Collection.

The Park and Open Spaces Service provides access to parkland and open spaces through maintenance and preservation. This service is delivered through the clean-up of parkland and open spaces, as well as the maintenance and preservation of the City's tree canopy within parks, boulevards, natural areas and naturalized areas. Waste Collection Service provides residential waste collection and drop-off services. This service is supported through education and outreach to encourage proper sorting of waste materials.

This program is the second-largest program of the City, with \$6.2 billion in assets, including a vast inventory of City-owned green spaces, trees, park amenities, trails and furniture, as well as eco stations, natural assets such as wetlands, naturalization areas, parks and playgrounds, and the City's extensive network of trail systems. The overall condition rating for these assets is good.

**\$6.2B** Environmental Protection  
Asset replacement value

**Overall condition**

Good

**Average age**

30 Years

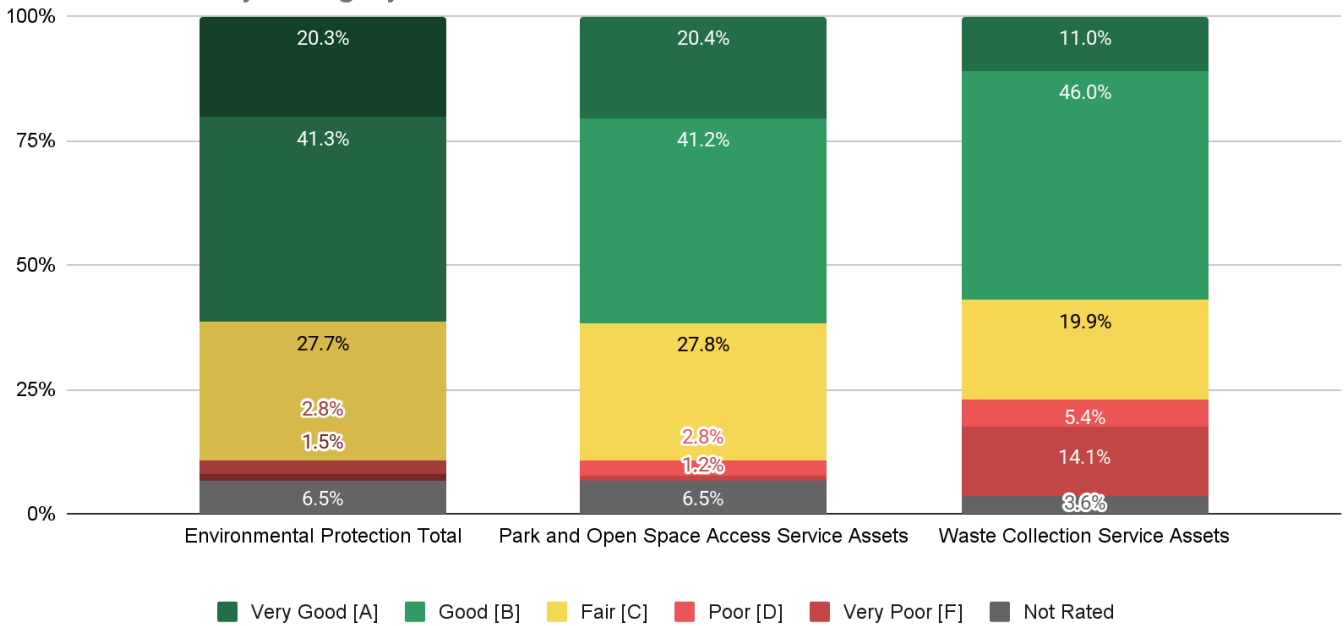
**400,000**  
inventoried trees

**3,400+** hectares of  
natural areas

**860 km** trails

**\$383 million** in playgrounds  
and playspaces

**Asset Condition by Category**



Environmental Protection Asset Summary						
Asset Category	Replacement Value	Average Age	Good [A & B]	Fair [C]	Poor [D & F]	Not Rated
<b>Environmental Protection Total</b>	<b>\$6,174,006,193</b>	<b>30.2</b>	<b>61.5%</b>	<b>27.7%</b>	<b>4.3%</b>	<b>6.5%</b>
Park and Open Space Access Service Assets	\$6,054,639,841	30.5	61.6%	27.8%	4.0%	6.5%
Waste Collection Service Assets	\$119,366,352	13.8	57.0%	19.9%	19.5%	3.6%

## Environmental Protection Highlight: Waste Services

Waste Services provides residential waste collection and drop-off services. Sustainable Waste Processing Service supports management and monitoring of the environmentally responsible movement of waste materials and their impacts on operations. This service includes compliance with environmental regulations, landfill management and processing of organic and residual waste. Resources, grants and networking opportunities are also provided to residents, businesses and other organizations to advance waste reduction.



The waste collection program features a complex and highly organized system that ensures seamless service delivery. The core of the program is the Edmonton Waste Management Centre in northeast Edmonton. This site features the Integrated Processing and Transfer facility, the core facility of the program for waste collection. This asset has a replacement value of \$136 million and is currently in good condition.

**\$820M** **Waste Services**  
Asset replacement value

**Overall condition**

Good

**Average age**

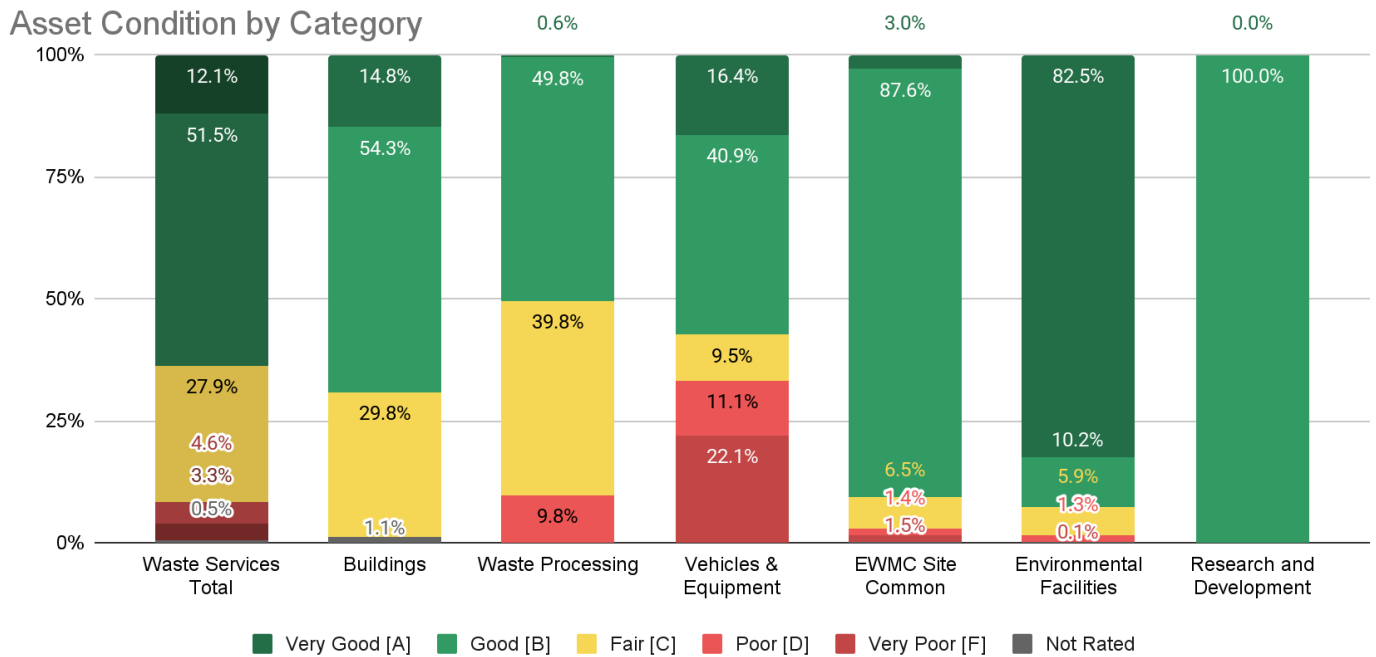
16 years

**53**

**buildings**

**380**

**vehicles**



Waste Services Asset Summary						
Asset Category	Replacement Value	Average Age	Good [A & B]	Fair [C]	Poor [D & F]	Not Rated
<b>Waste Services Total</b>	<b>\$824,694,532</b>	<b>16.1</b>	<b>63.6%</b>	<b>27.9%</b>	<b>7.9%</b>	<b>0.5%</b>
Buildings	\$401,074,118	18.5	69.1%	29.8%	0.0%	1.1%
Waste Processing	\$242,915,000	17.5	50.4%	39.8%	9.8%	0.0%
Vehicles & Equipment	\$120,227,000	6.3	57.3%	9.5%	33.2%	0.0%
EWMC Site Common	\$26,348,406	21.2	90.6%	6.5%	2.8%	0.0%
Environmental Facilities	\$22,630,008	6.1	92.6%	5.9%	1.5%	0.0%
Research and Development	\$11,500,000	12.0	100%	0.0%	0.0%	0.0%

## Project and Asset Management

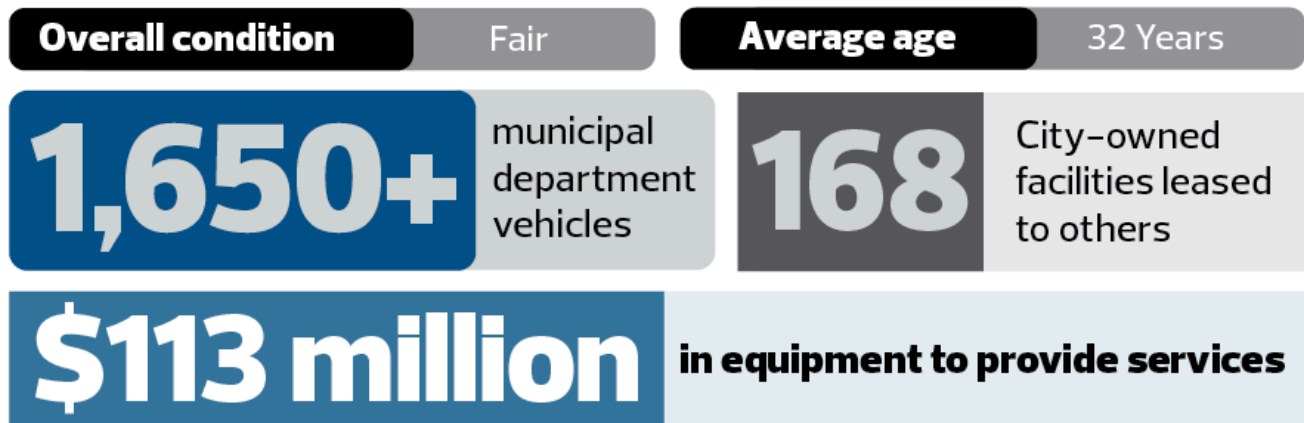
Project and Asset Management is a program dedicated to asset management for a corporation. It ensures that projects are well managed and assets are maintained for accountable service delivery. This program encompasses Asset Management, Property Management and Leasing, Fleet and Facility Management, Maintenance Services, Information Technology Hardware Infrastructure and



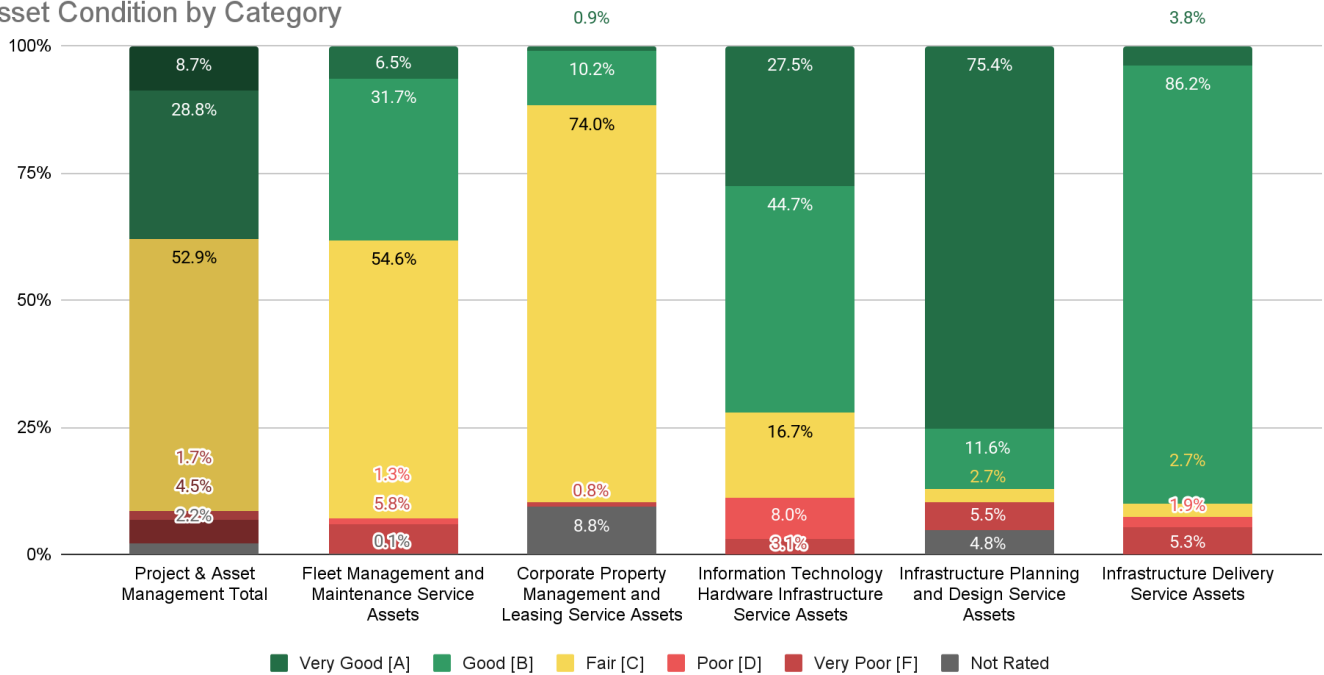
Integrated Infrastructure Services. These programs work together to provide full lifecycle management of assets. Assets in this program include the management of corporately held surplus facilities leased to non-City entities and non profit organizations, or acquired to support infrastructure projects, such as the LRT expansion and the Blatchford Energy Center. In general, assets are in fair condition, which is not uncommon for this unique mix of assets.

# \$1.6B Project and Asset Management

Asset replacement value



Asset Condition by Category



Project & Asset Management Asset Summary						
Asset Category	Replacement Value	Average Age	Good [A & B]	Fair [C]	Poor [D & F]	Not Rated
<b>Project &amp; Asset Management Total</b>	<b>\$1,600,725,359</b>	<b>31.8</b>	<b>37.5%</b>	<b>52.9%</b>	<b>6.2%</b>	<b>2.2%</b>
Fleet Management and Maintenance Service Assets	\$1,005,786,649	28.8	38.2%	54.6%	7.1%	0.1%
Corporate Property Management and Leasing Service Assets	\$361,273,647	55.9	11.1%	74.0%	0.8%	8.8%
Information Technology Hardware Infrastructure Service Assets	\$175,634,000	7.1	72.2%	17%	11.1%	0.0%
Infrastructure Planning and Design Service Assets	\$28,343,188	7.0	87.0%	2.7%	5.5%	4.8%
Infrastructure Delivery Service Assets	\$27,687,874	12.8	90.1%	2.7%	7.3%	0.0%
Asset Management Service Assets	\$2,000,000	14.0	0.0%	0.0%	100%	0.0%

## Boards and Commissions: Edmonton Police Service

The Edmonton Police Service (EPS) is listed under Boards and Commissions as it operates under the oversight of a civilian governance body (the Edmonton Police Commission). This structure ensures accountability, transparency and alignment with community values and public interests. The commission provides strategic direction, approves the budget and evaluates the performance of the police service. EPS is an essential service and requires precise planning to ensure Edmontonians do not experience service disruptions.



EPS has a mixture of long and short-term asset lifecycles. The overall condition of EPS building assets is good and fair. The shorter-term assets, such as communication equipment, are in very good or good condition. Overall, the condition of assets is very good (A) and good (B). Assets with a short lifecycle (communications, technology and equipment) cycle out fairly often; therefore, the assets in these categories that are in poor (D) or very poor (F) condition are not generally concerning.

# \$605M

**Edmonton Police Service**  
Asset replacement value

**Overall condition**

Good to fair

**Average age**

18 Years

**800+**

**vehicles**

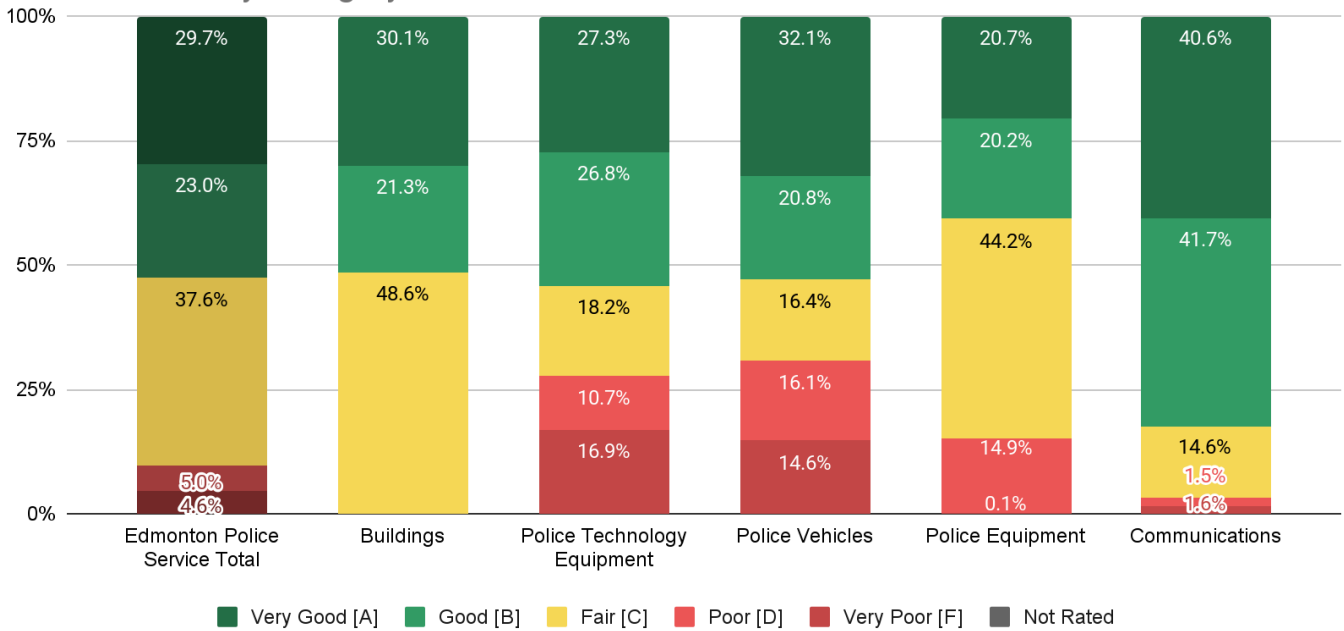
**27**

**buildings**

**\$139 million**

**in equipment to  
provide services**

**Asset Condition by Category**



Edmonton Police Service Asset Summary						
Asset Category	Replacement Value	Average Age	Good [A & B]	Fair [C]	Poor [D & F]	Not Rated
<b>Edmonton Police Service Total</b>	<b>\$605,584,142</b>	<b>17.9</b>	<b>52.7%</b>	<b>37.6%</b>	<b>9.7%</b>	<b>0.0%</b>
Buildings	\$355,002,646	25.8	51.4%	48.6%	0.0%	0.0%
Police Technology Equipment	\$92,170,845	7.5	54.1%	18.2%	27.6%	0.0%
Police Vehicles	\$81,723,761	6.7	52.9%	16%	30.7%	0.0%
Police Equipment	\$46,947,345	6.9	40.8%	44.2%	15.0%	0.0%
Communications	\$29,739,545	5.2	82.3%	14.6%	3.1%	0.0%

## Boards and Commissions: Edmonton Public Library

Edmonton Public Library (EPL) provides library resources and services to Edmontonians that satisfy their curiosity and meet their learning, information and entertainment needs.

EPL’s foundational library services include access to physical and digital spaces, collections and programs (with a focus on early and digital literacy) that support the entertainment, recreational and lifelong learning needs of Edmontonians of all ages and backgrounds.



Library assets comprise buildings, a fleet and library materials that have varying lifespans. Short-term assets will show higher amounts in poor condition, as is shown in the tables. The overall condition of building assets is good to very good, primarily driven by the value of the Stanley A. Milner Library and its recent revitalization. There are no buildings in poor or very poor condition. Many of the other assets have a shorter lifespan, and their condition aligns with their lifecycle. The assets are primarily nearing the end of their useful lives. Although the condition of the building categories is mostly good to very good, renewal and replacement should be reviewed to ensure service levels are maintained. The shorter-term assets have a quicker throughput, and it is assumed that they will be cycled out via a replacement program as they reach the end of their lives.

**\$290M** **Edmonton Public Library**  
Asset replacement value

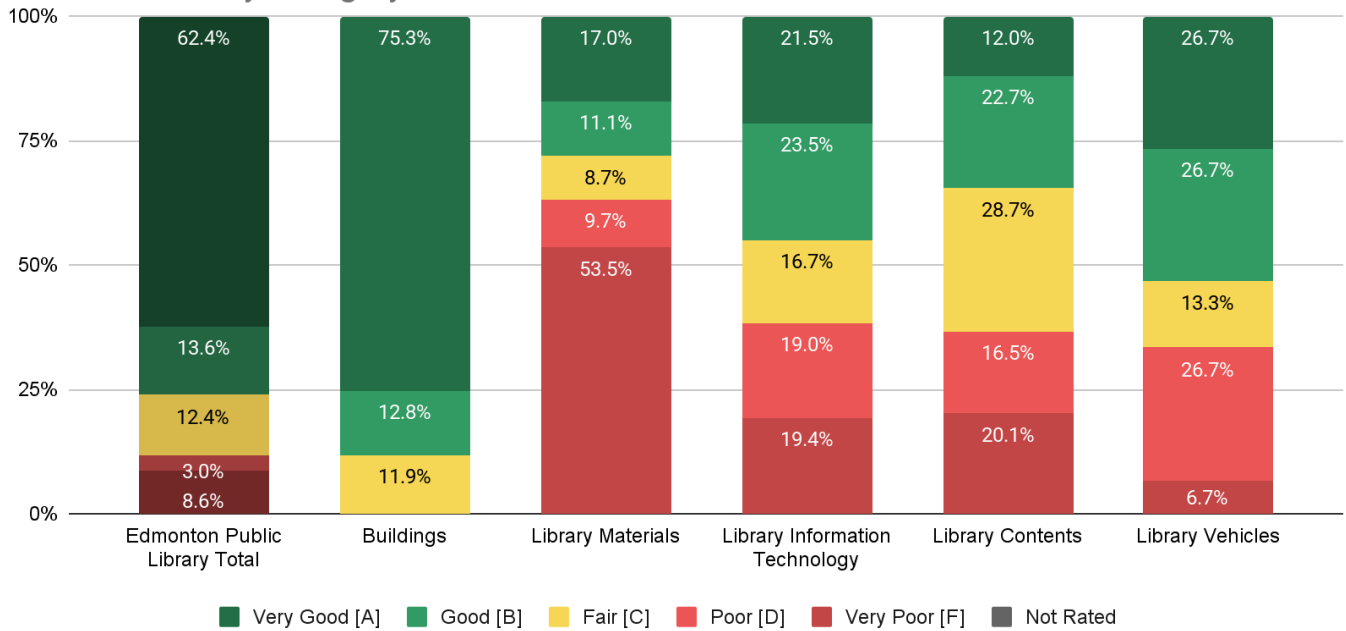
**Overall condition** Good **Average age** 36 Years

**\$36 million**  
in library materials

**14**  
City-owned buildings

**\$26 million**  
in equipment to provide services

**Asset Condition by Category**



Edmonton Public Library Asset Summary						
Asset Category	Replacement Value	Average Age	Good [A & B]	Fair [C]	Poor [D & F]	Not Rated
<b>Edmonton Public Library Total</b>	<b>\$289,729,339</b>	<b>36.5</b>	<b>76.0%</b>	<b>12.4%</b>	<b>11.6%</b>	<b>0.0%</b>
Buildings	\$225,302,340	45.0	88.1%	11.9%	0.0%	0.0%
Library Materials	\$36,859,821	6.0	28.1%	8.7%	63.2%	0.0%
Library Information Technology	\$14,168,225	4.2	45.0%	17%	38.3%	0.0%
Library Contents	\$12,048,952	12.3	34.7%	28.7%	36.6%	0.0%
Library Vehicles	\$1,350,000	4.5	53.3%	13.3%	33.3%	0.0%

## Appendix A: Asset Portfolio Summary

Asset Portfolio	Replacement Value	Very Good [A]	Good [B]	Fair [C]	Poor [D]	Very Poor [F]	Not Rated [?]
<b>City of Edmonton Total</b>	<b>\$39,820,229,397</b>	<b>26.4%</b>	<b>27.8%</b>	<b>33.2%</b>	<b>6.3%</b>	<b>3.9%</b>	<b>2.3%</b>
Ancillary Infrastructure	\$4,096,393,651	26.6%	29.5%	20.1%	7.5%	14.1%	2.2%
Culture and Heritage Assets	\$30,830,817	43.3%	25.6%	16.3%	1.0%	3.9%	0.0%
Facilities	\$8,691,733,982	21.1%	18.3%	58.7%	0.0%	0.0%	1.6%
Goods and People Movement	\$19,540,907,642	31.2%	26.6%	27.6%	9.2%	4.2%	1.2%
Open Space	\$5,914,641,513	20.7%	42.0%	26.6%	2.8%	1.3%	6.6%
Service Delivery	\$1,106,081,202	19.5%	33.3%	18.7%	18.1%	6.6%	3.8%
Utilities	\$439,640,591	12.3%	47.7%	25.3%	8.6%	6.1%	0.0%

Assets	2025 Report							2023 Report					
	Replacement Value	Reported Quantity		Condition				Replacement Value	Reported Quantity		Condition		
		Count	Units	Good (A & B)	Fair (C)	Poor (D & F)	Not Rated		Count	Units	Good (A & B)	Fair (C)	Poor (D & F)
<b>Ancillary Infrastructure</b>	<b>\$4,096,393,651</b>	<b>777,033</b>	<b>Varies</b>	<b>56.1%</b>	<b>20.1%</b>	<b>21.6%</b>	<b>2.2%</b>	<b>\$3,319,772,343</b>	<b>640,493</b>	<b>Varies</b>	<b>64.7%</b>	<b>18.8%</b>	<b>16.4%</b>
Barrier/Separation Infrastructure	\$531,439,312	254,058	Varies	72.3%	8.4%	2.7%	16.7%	\$300,215,000	114,744	Varies	51.1%	36.2%	12.0%
Roadside Barrier	\$112,431,528	147,678	Varies	63.0%	3.6%	0.9%	32.5%	\$97,915,000	61,986	Varies	70.2%	24.1%	3.7%
Roadside structures	\$417,850,013	105,658	Varies	74.7%	9.7%	3.2%	12.5%	\$202,300,000	52,758	Varies	41.9%	42.1%	16.0%
Traffic Safety	\$1,157,770	722	Varies	99.7%	0.3%	-	-	-	-	Varies	-	-	-
Engineered Drainage	\$125,000,000	5	Varies	60.0%	20.0%	20.0%	-	\$60,000,000	5	Varies	20.0%	40.0%	40.0%
Snow Storage Sites	\$125,000,000	5	Facilities	60.0%	20.0%	20.0%	-	\$60,000,000	5	Units	20.0%	40.0%	40.0%
Fleet	\$1,434,240,547	3,502	Varies	35.4%	22.3%	42.3%	-	\$1,068,942,218	3,380	Varies	50.8%	15.9%	33.4%
Emergency Response Vehicles	\$185,851,683	135	Varies	49.9%	48.2%	1.9%	-	\$109,294,570	136	Varies	68.5%	26.3%	5.2%
Municipal Department Vehicles	\$201,841,464	1,686	Varies	50.1%	20.0%	29.9%	-	\$183,286,261	1,677	Varies	55.7%	16.7%	27.6%
Shop Equipment	\$102,829,972	598	Varies	62.3%	27.3%	10.4%	-	\$98,212,221	516	Varies	77.2%	13.0%	9.8%
Transit Buses	\$943,717,428	1,083	Varies	26.4%	17.2%	56.4%	-	\$678,149,165	1,051	Varies	42.8%	14.4%	42.9%
Research and Testing	\$12,726,612	1,008	Varies	33.5%	19.8%	46.7%	-	\$9,412,988	1,451	Varies	59.1%	16.8%	24.1%
All Labs	\$400,780	30	Varies	65.1%	20.0%	15.0%	-	\$342,064	128	Units	76.6%	19.5%	3.9%
Environmental Lab	\$558,509	234	Units	69.4%	30.6%	-	-	\$478,579	11	Units	45.5%	45.5%	9.1%
Field Testing Equipment	\$1,883,200	3	Varies	-	20.2%	79.8%	-	\$1,883,000	3	Varies	20.2%	-	79.8%
Geotechnical Lab	\$426,628	140	Varies	35.3%	49.4%	15.3%	-	\$425,100	128	Varies	72.3%	19.1%	8.6%
Traffic Monitoring	\$2,456,261	417	Varies	43.5%	41.8%	14.7%	-	\$1,932,069	373	Varies	76.8%	15.2%	8.0%
Quality Assurance and Technical Services Assets	\$5,001,234	182	Varies	47.9%	13.1%	39.0%	-	-	-	Varies	-	-	-
Asset Management Systems	\$2,000,000	2	Units	-	-	100.0%	-	-	-	Varies	-	-	-
Signs and Signals	\$1,373,229,460	300,782	Varies	82.6%	12.8%	4.5%	-	\$1,355,641,399	295,237	Varies	80.1%	15.1%	4.8%
Parking	\$1,110,000	370	Varies	-	-	100.0%	-	\$3,937,799	404	Varies	36.6%	17.9%	45.5%
Street Lighting	\$984,910,700	110,303	Varies	85.6%	11.8%	2.6%	-	\$1,005,984,400	108,411	Varies	82.5%	14.4%	3.1%
Traffic Signals	\$263,960,000	7,962	Varies	77.3%	13.8%	8.8%	-	\$231,485,000	7,364	Varies	77.0%	15.0%	8.0%
Traffic Signs	\$123,248,760	182,147	Varies	70.8%	19.5%	9.7%	-	\$114,234,200	179,058	Varies	66.5%	21.6%	11.9%
Technology Equipment	\$616,907,720	217,526	Varies	31.1%	41.2%	27.7%	-	\$525,560,739	225,676	Varies	66.2%	22.0%	11.8%
Data Centre Facilities	\$729,000	21	Varies	58.8%	27.4%	13.7%	-	\$385,000	5	Varies	74.0%	-	26.0%
Desktops & Mobile Equipment	\$9,986,404	26,106	Varies	53.3%	7.9%	38.8%	-	\$11,454,646	26,213	Varies	57.5%	23.7%	18.8%
IT Equipment	\$335,677	263	Varies	100.0%	-	-	-	\$198,682	234	Varies	100.0%	-	-
Network & Communication	\$109,832,685	185,282	Varies	78.6%	10.3%	11.1%	-	\$101,148,410	191,346	Varies	53.7%	22.4%	23.9%
Servers	\$41,580,833	158	Varies	70.0%	27.2%	2.8%	-	\$9,547,000	99	Varies	50.5%	29.5%	20.0%
Software & Applications	\$441,273,720	496	Varies	14.7%	51.0%	34.3%	-	\$394,427,000	429	Varies	70.2%	21.9%	7.8%
Storage	\$13,169,400	5,200	Varies	40.8%	43.3%	15.9%	-	\$8,400,000	7,350	Varies	55.0%	10.0%	35.0%
General Equipment	\$2,850,000	152	Varies	21.1%	13.2%	65.8%	-	-	-	Varies	-	-	-
Roadway Equipment	\$2,850,000	152	Varies	21.1%	13.2%	65.8%	-	-	-	Varies	-	-	-
<b>Culture and Heritage Assets</b>	<b>\$30,830,817</b>	<b>72,192</b>	<b>Varies</b>	<b>68.9%</b>	<b>16.3%</b>	<b>4.9%</b>	<b>-</b>	<b>\$81,219,705</b>	<b>77,195</b>	<b>Varies</b>	<b>92.8%</b>	<b>6.2%</b>	<b>1.0%</b>
Heritage Collection	\$8,320,456	71,884	Varies	52.0%	46.0%	2.0%	-	\$60,400,325	76,909	Varies	92.1%	7.4%	0.6%
Archival Documents	\$1,346,906	7,870	Metres	76.1%	23.9%	-	-	\$1,375,325	7,859	Metres	50.0%	30.0%	20.0%
Display Items (Tier 2)	\$703,950	1,919	Units	55.1%	42.9%	2.0%	-	\$5,750,000	23,000	Units	50.0%	50.0%	-
Gifts to the City	\$125,000	250	Units	100.0%	-	-	-	\$500,000	250	Units	70.0%	30.0%	-
High Value Artifacts (Tier 1)	\$240,000	240	Units	100.0%	-	-	-	\$50,000,000	5,000	Units	100.0%	-	-
Plaques	\$495,000	275	Units	54.5%	27.3%	18.2%	-	\$1,125,000	750	Units	95.0%	5.0%	-
Program Artifacts (Tier 3)	\$5,230,350	58,115	Units	42.1%	56.9%	1.0%	-	\$400,000	40,000	Units	30.0%	50.0%	20.0%
Rolling Stock	\$46,000	25	Vehicles	-	91.3%	8.7%	-	\$1,250,000	50	Vehicles	40.0%	60.0%	-
Program Artifacts (Tier 4)	\$133,250	3,190	Units	54.0%	42.0%	3.9%	-	-	-	Varies	-	-	-
Public Art	\$22,510,361	308	Varies	75.2%	5.3%	5.9%	-	\$20,819,380	286	Varies	95.1%	2.7%	2.2%
Public Art	\$19,454,304	269	Units	87.0%	6.2%	6.9%	-	\$17,668,180	242	Units	100.0%	-	-
Commemoratives	\$3,056,057	39	Units	-	-	-	-	-	-	Varies	-	-	-

Assets	2025 Report							2023 Report					
	Replacement Value	Reported Quantity		Condition				Replacement Value	Reported Quantity		Condition		
		Count	Units	Good (A & B)	Fair (C)	Poor (D & F)	Not Rated		Count	Units	Good (A & B)	Fair (C)	Poor (D & F)
<b>Facilities</b>	<b>\$8,691,733,982</b>	<b>291,495</b>	<b>Varies</b>	<b>39.4%</b>	<b>58.7%</b>	<b>0.3%</b>	<b>1.6%</b>	<b>\$8,397,259,404</b>	<b>3,072</b>	<b>Varies</b>	<b>37.7%</b>	<b>58.8%</b>	<b>3.5%</b>
Affordable Housing	\$348,577,915	290,489	Varies	65.1%	34.7%	0.2%	-	\$397,849,313	2,075	Varies	54.1%	29.2%	16.6%
Partnership Housing	\$348,577,915	290,489	Varies	65.1%	34.7%	0.2%	-	\$397,849,313	2,075	Varies	54.1%	29.2%	16.6%
Buildings	\$8,343,156,067	1,006	Varies	38.3%	59.7%	0.3%	1.6%	\$7,999,410,092	997	Varies	36.9%	60.3%	2.8%
Ambulance	\$7,834,131	2	Building	33.4%	66.6%	-	-	\$19,977,770	7	Facilities	57.1%	42.9%	-
Assembly/Gallery/Museum/Theatre	\$875,835,701	14	Building	7.6%	92.4%	-	-	\$820,640,963	11	Facilities	36.4%	54.5%	9.1%
Clubhouse/Senior Centre	\$99,593,290	20	Building	12.1%	87.9%	-	-	\$111,778,090	23	Facilities	17.4%	82.6%	-
Commercial	\$419,970,698	37	Building	9.0%	84.1%	4.5%	2.4%	\$479,432,400	60	Facilities	13.3%	80.0%	6.7%
Fire Station	\$217,694,301	30	Building	51.3%	48.7%	-	-	\$189,115,221	28	Facilities	46.4%	53.6%	-
Fitness Facility	\$1,099,544,473	16	Building	54.2%	45.8%	-	-	\$1,086,915,097	22	Facilities	54.5%	45.5%	-
Fort Edmonton	\$73,000,861	116	Building	27.1%	71.5%	1.4%	-	\$66,771,440	116	Facilities	23.3%	75.0%	1.7%
Historic	\$233,329,027	25	Building	1.5%	96.6%	1.8%	-	\$221,709,887	27	Facilities	29.6%	59.3%	11.1%
Ice Arena	\$844,390,066	16	Building	72.3%	27.7%	-	-	\$820,975,448	17	Facilities	17.6%	82.4%	-
Library	\$225,302,340	14	Building	88.1%	11.9%	-	-	\$216,636,866	14	Facilities	71.4%	28.6%	-
LRT Stations	\$664,315,432	19	Building	24.5%	73.6%	-	1.9%	\$651,317,074	33	Facilities	51.5%	48.5%	-
Mechanical/Electrical	\$34,475,857	81	Building	70.5%	22.9%	0.2%	6.4%	\$7,821,865	30	Facilities	36.7%	53.3%	10.0%
Office Buildings	\$385,630,750	35	Varies	7.9%	92.1%	-	-	\$394,022,740	39	Varies	12.7%	87.2%	-
Parkade	\$251,574,610	6	Building	22.2%	71.1%	-	6.8%	\$315,011,866	6	Facilities	16.7%	83.3%	-
Police	\$352,368,362	26	Building	51.7%	48.3%	-	-	\$334,281,014	19	Facilities	52.6%	42.1%	5.3%
Residential	\$29,204,837	62	Building	4.3%	58.6%	4.2%	32.9%	\$25,287,323	50	Facilities	-	100.0%	-
Restroom	\$18,886,919	53	Building	23.5%	68.5%	-	8.0%	\$18,245,831	45	Facilities	22.2%	64.4%	13.3%
Service and Operations	\$977,994,807	83	Building	65.0%	34.5%	-	0.4%	\$747,267,776	80	Facilities	36.3%	56.3%	7.5%
Shelter	\$16,558,362	76	Building	40.7%	55.0%	-	4.4%	\$16,937,554	74	Facilities	67.6%	29.7%	2.7%
Stadium	\$234,141,340	2	Building	-	100.0%	-	-	\$225,135,904	2	Facilities	50.0%	50.0%	-
Storage	\$55,256,726	110	Building	9.9%	82.0%	1.4%	6.7%	\$106,140,925	107	Facilities	29.9%	62.6%	7.5%
Structure	\$143,249,581	24	Building	38.9%	11.0%	-	50.1%	\$69,293,884	44	Facilities	18.2%	75.0%	6.8%
Swimming Pool	\$67,621,094	10	Building	21.8%	78.2%	-	-	\$77,708,630	11	Facilities	27.3%	72.7%	-
Training Centre	\$30,667,718	3	Building	75.5%	24.5%	-	-	\$34,973,263	4	Facilities	50.0%	50.0%	-
Transit Bus Facility	\$21,811,751	19	Building	98.8%	1.2%	-	-	\$20,972,837	19	Facilities	94.7%	5.3%	-
Vehicle Repair/Vehicle Storage	\$863,138,940	25	Building	30.8%	69.2%	-	-	\$834,759,005	30	Facilities	40.0%	60.0%	-
Visitor Centre	\$53,041,192	21	Building	46.5%	53.5%	-	-	\$44,678,318	20	Facilities	55.0%	40.0%	5.0%
Wash/Fuel Facility	\$9,564,112	12	Building	44.8%	40.7%	-	14.5%	\$7,858,745	11	Facilities	36.4%	54.5%	9.1%
Zoo	\$37,158,788	49	Building	48.0%	46.1%	-	5.8%	\$33,742,355	48	Facilities	45.8%	47.9%	6.3%

Assets	2025 Report							2023 Report					
	Replacement Value	Reported Quantity		Condition				Replacement Value	Reported Quantity		Condition		
		Count	Units	Good (A & B)	Fair (C)	Poor (D & F)	Not Rated		Count	Units	Good (A & B)	Fair (C)	Poor (D & F)
<b>Goods and People Movement</b>	<b>\$19,540,907,642</b>	<b>64,926,124</b>	<b>Varies</b>	<b>57.8%</b>	<b>27.6%</b>	<b>13.4%</b>	<b>1.2%</b>	<b>\$16,749,740,227</b>	<b>684,064</b>	<b>Varies</b>	<b>59.5%</b>	<b>24.6%</b>	<b>13.1%</b>
Active Modes	\$2,358,504,893	9,398,440	Varies	75.0%	14.9%	10.0%	-	\$2,216,890,510	5,561	Varies	70.6%	18.8%	10.6%
Arterial Sidewalks	\$399,465,280	1,592,066	Square meters	68.3%	21.7%	10.1%	-	\$266,645,331	720	Kilometres	78.3%	18.2%	3.5%
Bike Infrastructure	\$434,397	367	Varies	100.0%	-	-	-	-	-	Varies	-	-	-
Neighborhood Sidewalks	\$1,958,605,216	7,806,007	Square meters	76.4%	13.6%	10.0%	-	\$1,950,245,179	4,841	Kilometres	69.6%	18.8%	11.6%
Bridges	\$3,794,926,642	270,555	Varies	14.7%	67.9%	15.9%	1.5%	\$3,072,819,216	271,491	Varies	15.2%	58.6%	11.8%
Below Grade Structure	\$204,520,378	5	Varies	23.6%	76.4%	-	-	\$440,936,627	12	Varies	-	-	-
Culvert	\$62,784,948	7,110	Varies	28.7%	66.2%	5.1%	-	\$45,391,697	6,102	Varies	26.2%	67.4%	6.4%
Pedestrian Bridges	\$286,794,663	27,623	Varies	21.9%	67.2%	10.6%	0.2%	\$242,871,808	24,302	Varies	38.5%	39.7%	21.8%
Rail Bridges	\$136,023,712	4,443	Varies	2.0%	40.2%	15.9%	41.9%	\$129,700,000	9,602	Varies	1.4%	87.6%	10.9%
Roadway Bridge	\$3,104,802,941	231,374	Varies	13.7%	68.6%	17.6%	-	\$2,213,919,084	231,473	Varies	16.3%	70.5%	13.3%
Light Rail Transit (LRT)	\$2,797,580,501	388,683	Varies	52.8%	26.4%	20.8%	-	\$1,616,695,184	346,084	Varies	46.6%	25.2%	28.1%
Communications	\$214,801,138	386,867	Varies	51.2%	9.5%	39.4%	-	\$177,796,805	344,388	Varies	48.7%	6.5%	44.9%
Fare Collection	\$549,180	162	Varies	38.9%	35.2%	25.9%	-	\$8,172,000	147	Varies	-	11.2%	88.8%
Light Rail Vehicles	\$611,000,000	997	Varies	20.3%	30.8%	48.9%	-	\$564,000,000	940	Varies	23.2%	27.4%	49.4%
LRT Line	\$1,942,935,682	532	Varies	63.1%	26.9%	10.0%	-	\$839,265,286	477	Varies	62.1%	27.8%	10.2%
LRT Specialized Equipment	\$28,294,502	125	Varies	58.1%	29.8%	12.0%	-	\$27,461,093	133	Varies	56.6%	28.5%	15.0%
Roads	\$10,484,313,206	54,842,101	Varies	70.8%	16.2%	11.2%	1.7%	\$9,747,485,291	37,177	Varies	72.9%	15.2%	11.4%
Paved Roads	\$8,204,164,788	52,545,119	Varies	73.1%	14.4%	12.5%	-	\$9,704,516,452	36,981	Varies	73.2%	15.3%	11.5%
Unpaved Roads	\$182,805,696	2,288,955	Varies	-	-	-	100.0%	\$42,968,839	197	Varies	-	-	-
Curbs	\$2,097,342,722	8,027	Varies	68.3%	24.7%	7.0%	-	-	-	Varies	-	-	-
Transit Bus System	\$105,582,399	26,346	Varies	60.8%	15.1%	24.2%	-	\$95,850,026	23,751	Varies	71.7%	6.7%	21.6%
Bus on-board Equipment	\$41,678,125	10,717	Varies	27.0%	17.9%	55.1%	-	\$40,913,026	8,074	Varies	39.5%	12.0%	48.5%
Bus Stops	\$63,904,274	15,629	Varies	82.8%	13.3%	4.0%	-	\$54,937,000	15,677	Varies	95.7%	2.7%	1.5%
<b>Open Space</b>	<b>\$5,914,641,513</b>	<b>10,348,029</b>	<b>Varies</b>	<b>62.7%</b>	<b>26.6%</b>	<b>4.1%</b>	<b>6.6%</b>	<b>\$4,805,071,448</b>	<b>8,732,041</b>	<b>Varies</b>	<b>69.4%</b>	<b>24.7%</b>	<b>5.9%</b>
Green Infrastructure	\$1,992,125,780	403,326	Varies	39.2%	55.7%	5.1%	-	\$958,741,956	428,265	Varies	91.6%	1.5%	6.9%
Natural Assets	\$1,077,781,986	2,405	Varies	71.9%	25.1%	3.1%	-	-	3,383	Varies	-	-	-
Enhanced Assets	\$914,343,794	400,921	Varies	0.6%	91.9%	7.5%	-	\$958,741,956	424,882	Varies	91.6%	1.5%	6.9%
Park Space	\$3,189,377,253	6,561,362	Varies	77.4%	9.5%	3.7%	9.4%	\$2,960,371,697	4,767,326	Varies	66.7%	26.6%	6.7%
Bioretention and/or Hydro Feature	\$39,134,820	274,483	Varies	11.9%	2.4%	17.1%	68.7%	\$22,974,761	268,309	Varies	32.4%	59.6%	7.9%
Furniture	\$79,337,877	21,867	Units	86.7%	11.7%	1.5%	-	\$56,778,631	20,484	Units	82.2%	15.9%	1.9%
Statues and Plaques	\$40,599,896	4,233	Varies	91.1%	4.1%	4.7%	0.1%	\$197,244,640	3,253	Units	83.8%	13.1%	3.1%
Horticulture	\$1,056,876,405	2,064,493	Varies	85.0%	9.1%	0.3%	5.6%	\$919,463,020	2,093,736	Varies	82.8%	16.2%	1.0%
Park Structures	\$82,594,988	66,231	Varies	89.5%	8.6%	0.5%	1.4%	\$213,718,923	121,536	Varies	58.3%	38.1%	3.5%
Protection Elements	\$157,027,625	352,408	Varies	65.1%	13.6%	6.0%	15.3%	\$73,925,033	362,185	Varies	64.7%	29.2%	6.1%
Park Utilities	\$547,785,357	162,911	Varies	57.7%	7.5%	0.6%	34.3%	\$312,133,860	105,470	Varies	62.8%	35.2%	2.0%
Parks Access and Circulation	\$1,186,020,285	3,614,736	Varies	81.5%	10.6%	7.8%	0.1%	\$1,164,132,828	1,792,354	Varies	53.7%	32.4%	13.9%
Play Space	\$733,138,479	3,383,341	Varies	62.6%	22.1%	3.1%	12.2%	\$885,957,795	3,536,449	Varies	54.3%	43.6%	2.1%
Play Areas	\$383,663,235	350,546	Varies	84.2%	13.0%	0.4%	2.5%	\$403,793,915	339,126	Varies	83.0%	16.3%	0.8%
Sports Fields / Fixtures	\$349,475,244	3,032,795	Varies	38.9%	32.1%	6.1%	22.9%	\$482,163,881	3,197,323	Varies	30.4%	66.5%	3.2%

Assets	2025 Report								2023 Report					
	Replacement Value	Reported Quantity		Condition				Replacement Value	Reported Quantity		Condition			
		Count	Units	Good (A & B)	Fair (C)	Poor (D & F)	Not Rated		Count	Units	Good (A & B)	Fair (C)	Poor (D & F)	
<b>Service Delivery</b>	<b>\$1,106,181,096</b>	<b>2,605,004</b>	<b>Varies</b>	<b>52.8%</b>	<b>18.7%</b>	<b>24.7%</b>	<b>3.8%</b>	<b>\$893,971,747</b>	<b>2,435,147</b>	<b>Varies</b>	<b>53.0%</b>	<b>27.3%</b>	<b>20.8%</b>	
Attractions	\$505,997,322	1,379,745	Varies	50.1%	16.5%	27.0%	6.4%	\$349,342,050	1,268,209	Varies	47.0%	29.0%	24.0%	
Fort Edmonton Park	\$57,815,531	85,675	Varies	86.2%	6.0%	7.6%	0.2%	\$51,104,193	48,737	Varies	65.3%	33.7%	0.9%	
Golf Courses	\$101,147,206	1,200,641	Varies	23.3%	20.4%	25.0%	31.3%	\$102,818,255	1,183,998	Varies	37.8%	35.5%	26.7%	
John Janzen Nature Centre	\$4,949,400	5,446	Varies	94.1%	3.5%	2.2%	0.1%	\$4,468,514	2,446	Varies	22.3%	72.7%	5.0%	
Muttart Conservatory	\$1,466,467	947	Varies	91.9%	4.4%	3.7%	-	\$474,084	688	Varies	90.7%	2.6%	6.8%	
Valley Zoo	\$340,618,718	87,037	Varies	51.1%	17.3%	31.4%	0.2%	\$190,477,004	32,340	Varies	47.5%	23.3%	29.2%	
Fire Rescue	\$79,305,452	21,961	Varies	61.8%	7.1%	24.4%	6.7%	\$68,713,629	16,229	Varies	59.4%	26.8%	12.1%	
Communication Equipment	\$20,668,000	3,852	Varies	0.2%	7.2%	92.6%	-	\$9,636,067	1,730	Varies	100.0%	-	-	
Fitness / Wellness Equipment	\$1,485,925	1,094	Varies	29.7%	57.8%	12.5%	-	\$1,695,266	37	Facilities	83.8%	10.8%	5.4%	
On-board Equipment	\$18,395,273	3,384	Varies	100.0%	-	-	-	\$11,564,850	3,241	Varies	47.6%	17.5%	34.9%	
Personal Fire Specialized Equipment	\$33,118,959	12,591	Varies	90.2%	9.8%	-	-	\$41,288,188	10,197	Varies	50.9%	39.0%	10.1%	
Specialized Traffic Equipment	\$3,302,095	575	Varies	-	-	-	100.0%	\$2,587,258	575	Varies	100.0%	-	-	
Specialty Team Equipment	\$2,335,200	465	Varies	12.2%	-	-	87.8%	\$1,942,000	449	Varies	32.6%	5.1%	2.9%	
Library	\$64,426,998	1,018,152	Varies	33.6%	14.3%	52.1%	-	\$73,669,016	1,032,816	Varies	60.2%	8.8%	31.0%	
Library Contents	\$12,048,952	9,767	Varies	34.7%	28.7%	36.6%	-	\$10,134,999	10,088	Varies	97.0%	3.0%	-	
Library Information Technology	\$14,168,225	4,041	Varies	45.0%	16.7%	38.3%	-	\$11,877,917	5,097	Varies	74.5%	12.8%	12.7%	
Library Materials	\$36,859,821	1,004,333	Units	28.1%	8.7%	63.2%	-	\$50,881,100	1,017,622	Units	50.1%	8.7%	41.2%	
Library Vehicles	\$1,350,000	11	Vehicles	53.3%	13.3%	33.3%	-	\$775,000	9	Units	22.2%	33.3%	44.4%	
Police	\$250,581,495	32,749	Varies	54.6%	22.1%	23.3%	-	\$236,153,671	29,963	Varies	58.9%	16.0%	25.1%	
Communications	\$29,739,545	5,892	Varies	82.3%	14.6%	3.1%	-	\$38,355,538	5,129	Varies	42.3%	9.1%	48.6%	
Police Equipment	\$46,947,345	9,725	Varies	40.8%	44.2%	15.0%	-	\$38,240,646	9,998	Varies	46.3%	37.7%	16.0%	
Police Technology Equipment	\$92,170,845	15,897	Varies	54.1%	18.2%	27.6%	-	\$86,919,427	13,759	Varies	62.6%	12.6%	24.8%	
Police Vehicles	\$81,723,761	1,235	Varies	52.9%	16.4%	30.7%	-	\$72,638,060	1,077	Varies	69.8%	12.5%	17.8%	
Recreation	\$143,053,354	28,696	Varies	56.7%	29.5%	13.8%	-	\$62,756,832	20,699	Varies	91.7%	19.2%	6.2%	
General Equipment	\$27,286,600	22,762	Varies	57.5%	24.0%	18.5%	-	\$10,428,357	17,718	Varies	168.6%	21.7%	12.7%	
Fitness Equipment	\$12,681,864	1,495	Varies	32.8%	66.3%	0.9%	-	\$8,150,103	1,140	Varies	92.9%	6.6%	0.5%	
Program Equipment	\$14,176,516	3,942	Varies	69.6%	18.7%	11.6%	-	\$10,061,867	1,566	Varies	72.7%	20.5%	6.8%	
Capital Equipment	\$88,908,375	497	Varies	57.8%	27.6%	14.6%	-	\$34,116,505	275	Varies	73.4%	21.1%	5.5%	
Cemeteries	\$54,997,025	120,328	Varies	69.9%	19.5%	3.7%	6.9%	\$103,336,549	67,231	Varies	26.7%	66.0%	7.4%	
Columbarium niches	\$1,615,000	2,375	Units	96.4%	3.5%	-	-	\$1,081,658	1,473	Units	100.0%	-	-	
Protection Elements	\$1,974,642	6,583	Metres	78.8%	7.0%	7.6%	6.7%	\$445,683	3,936	Metres	74.4%	25.5%	0.1%	
Grade Beam and Monument Bases	\$16,416,537	30,975	Square meters	31.7%	44.4%	3.5%	20.5%	\$16,689,252	21,661	Square meters	25.0%	49.9%	25.2%	
Green Space / Horticulture	\$4,733,980	9,472	Square meters	82.4%	12.2%	-	5.4%	\$5,524,762	12,720	Square meters	65.6%	34.4%	-	
Monuments	\$6,350,384	307	Varies	98.6%	0.5%	0.8%	-	\$5,132,740	124	Units	96.8%	3.2%	-	
Structures	\$265,338	137	Square meters	52.9%	47.1%	-	-	\$701,890	155	Metres	72.3%	2.6%	25.2%	
Access and Circulation	\$16,861,715	63,767	Varies	85.8%	10.5%	3.6%	-	\$56,544,067	26,362	Metres	2.5%	97.5%	-	
Utilities	\$5,564,567	6,411	Varies	75.8%	12.2%	11.8%	-	\$16,207,361	448	Units	65.2%	14.8%	20.0%	
Scattering Markers	\$208,000	32	Units	84.4%	15.6%	-	-	\$133,874	19	Units	100.0%	-	-	
Furniture	\$1,006,863	268	Units	94.5%	4.2%	1.3%	-	\$875,262	333	Units	89.2%	10.8%	-	
Community Standards	\$7,819,449	3,373	Varies	43.0%	7.8%	49.3%	-	-	-	Varies	-	-	-	
Protection	\$2,931,100	2,574	Varies	26.7%	4.0%	69.3%	-	-	-	Units	-	-	-	
Communication	\$4,078,000	582	Varies	56.6%	7.9%	35.5%	-	-	-	Varies	-	-	-	
Animal Care	\$400,192	111	Varies	9.5%	8.6%	81.9%	-	-	-	Varies	-	-	-	
Fitness Equipment	\$410,157	106	Varies	56.1%	32.6%	11.4%	-	-	-	Varies	-	-	-	

Assets	2025 Report							2023 Report					
	Replacement Value	Reported Quantity		Condition				Replacement Value	Reported Quantity		Condition		
		Count	Units	Good (A & B)	Fair (C)	Poor (D & F)	Not Rated		Count	Units	Good (A & B)	Fair (C)	Poor (D & F)
<b>Utilities</b>	<b>\$439,640,591</b>	<b>197,797</b>	<b>Varies</b>	<b>60.0%</b>	<b>25.3%</b>	<b>14.8%</b>	<b>-</b>	<b>\$415,322,708</b>	<b>368,944</b>	<b>Varies</b>	<b>47.5%</b>	<b>33.0%</b>	<b>19.4%</b>
Renewable Energy Systems	\$16,020,177	173	Varies	100.0%	-	-	-	\$11,922,273	100	Varies	100.0%	-	-
Distribution lines (Distribution Piping System)	\$3,519,078	4	Kilometres	100.0%	-	-	-	\$1,788,786	3	Kilometres	100.0%	-	-
Energy Centres	\$2,795,100	43	Varies	100.0%	-	-	-	\$2,310,000	43	Varies	100.0%	-	-
Fee-Simple Townhouse	\$412,610	124	Varies	100.0%	-	-	-	\$143,000	52	Varies	100.0%	-	-
Geoexchange Field	\$9,293,389	3	Varies	100.0%	-	-	-	\$7,680,487	3	Varies	100.0%	-	-
Waste	\$423,620,414	197,624	Varies	58.5%	26.2%	15.3%	-	\$403,400,435	368,844	Varies	46.0%	34.0%	20.0%
Environmental Facilities	\$22,630,008	4,149	Varies	92.6%	5.9%	1.5%	-	\$26,304,000	231	Varies	90.0%	8.1%	1.9%
EWMC Site Common	\$26,348,406	191,955	Varies	90.6%	6.5%	2.8%	-	\$26,076,701	184,092	Varies	95.3%	4.7%	-
Vehicles & Equipment	\$120,227,000	594	Varies	57.3%	9.5%	33.2%	-	\$109,739,734	14,340	Varies	41.9%	11.8%	46.2%
Waste Processing	\$242,915,000	922	Varies	50.4%	39.8%	9.8%	-	\$230,280,000	170,179	Varies	34.7%	52.5%	12.8%
Research and Development	\$11,500,000	4	Varies	100.0%	-	-	-	\$11,000,000	2	Varies	100.0%	-	-