

Attachment 1 – State of Assets Report 2025

The following pages provide the State of Assets Report (SOAR) 2025, which shows the asset data in Saanich's Asset Management (AM) Dashboard at the end of 2025. Please note that the information presented is a snapshot of the asset data currently in Saanich's systems, and that it is expected to become more accurate over time. SOAR 2025 includes an overall summary, and then one page for each of Saanich's nine asset types.

The Natural Assets Inventory was developed by Natural Assets Initiative and Green Analytics, as part of the Natural Assets Inventory project completed in 2024.¹

Note that Replacement Value estimates were developed by updating 2024 dollars to 2025 dollars by 3.6% based on the Statistics Canada Building Construction Price Index for Victoria BC.²

Other key changes for SOAR 2025 include:

- Drainage Asset Type
 - Box Culvert and Culvert quantity increased due to transfer of responsibility from Transportation Asset Type.
 - Lateral quantity increased based on 2025 field data collection project.
 - Physical condition ratings changed because laterals added to the system have unknown age/condition.
- Facilities Asset Type
 - Quantity decreased due to removal of rental properties, which are managed and funded separately (not part of the Infrastructure Replacement Funding Strategy).
 - Replacement Value increased and physical condition updated based on the results of a recent condition assessment.
- Transportation Asset Type
 - Bridge quantity decreased due to transfer of responsibility for several culvert structure to other Asset Types.
 - Bus Stop quantity increased due to update of roles & responsibilities with BC Transit.
 - Added two new Asset Groups: Cycling Facilities, Retaining Walls
 - Physical Condition: Added new category of "Unknown" where asset age is unknown, and no condition assessment is available.
- Vehicles & Equipment Asset Type
 - Quantities changed due to acquisition and disposal of assets in 2025, and data quality improvements.
 - Physical condition changed due to data quality improvements.

¹ Natural Assets Initiative (NAI). (2024). *Toward natural asset management in the District of Saanich, British Columbia: Summar of inventory results and recommendations*.

² Statistics Canada, Table 18-10-0289-01, *Building construction price indexes, by type of building and division, 2023=100*, Factory, Victoria, British Columbia.



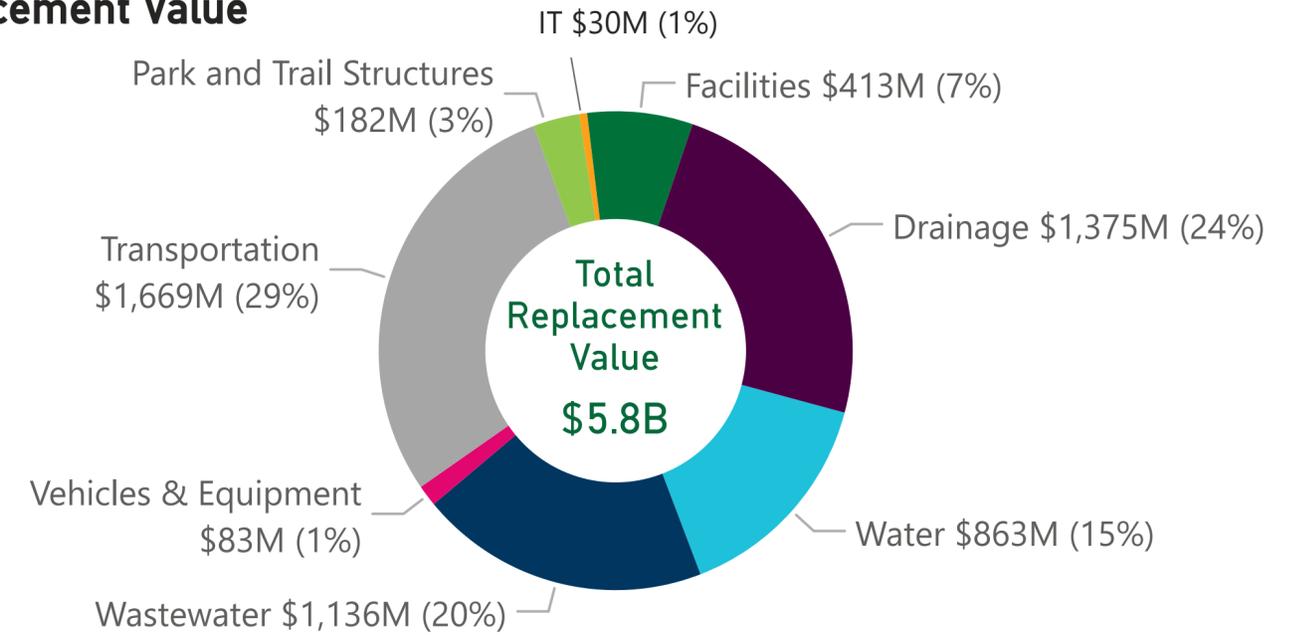
Overall

2025

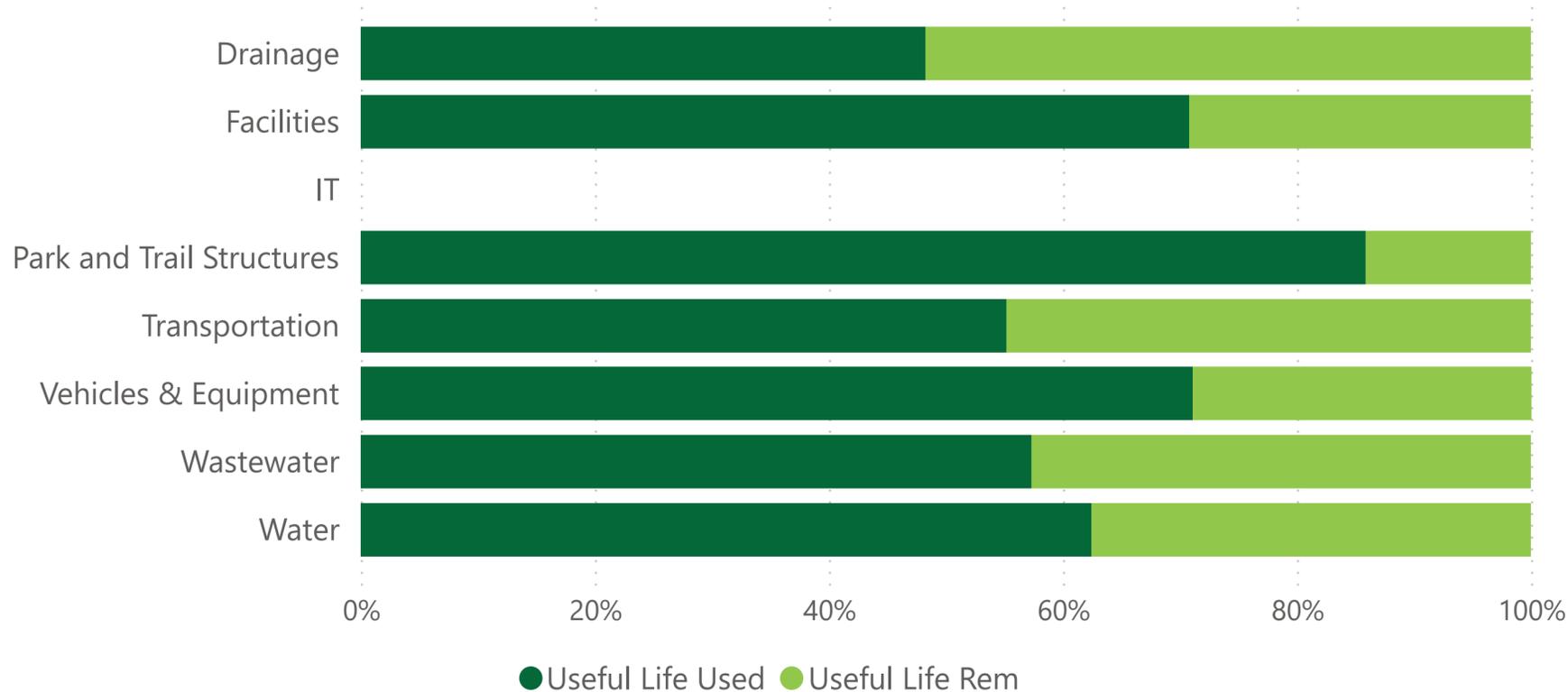
Asset Groups

Asset Group	Average Age	Average Useful Life	Replacement Value	Target Annual Funding	Current Annual Funding
Drainage	37	77	\$1,375M	\$19.9M	\$8.7M
Facilities	34	48	\$413M	\$8.7M	\$5.9M
IT		10	\$31M	\$4.6M	\$2.9M
Park and Trail Structures	33	38	\$182M	\$6.8M	\$3.9M
Transportation	49	89	\$1,669M	\$28.5M	\$9.6M
Vehicles & Equipment	10	14	\$83M	\$7.5M	\$5.5M
Wastewater	46	80	\$1,136M	\$16.3M	\$8.1M
Water	44	70	\$863M	\$13.7M	\$10.5M
Total	53	76	\$5,752M	\$106.0M	\$55.1M

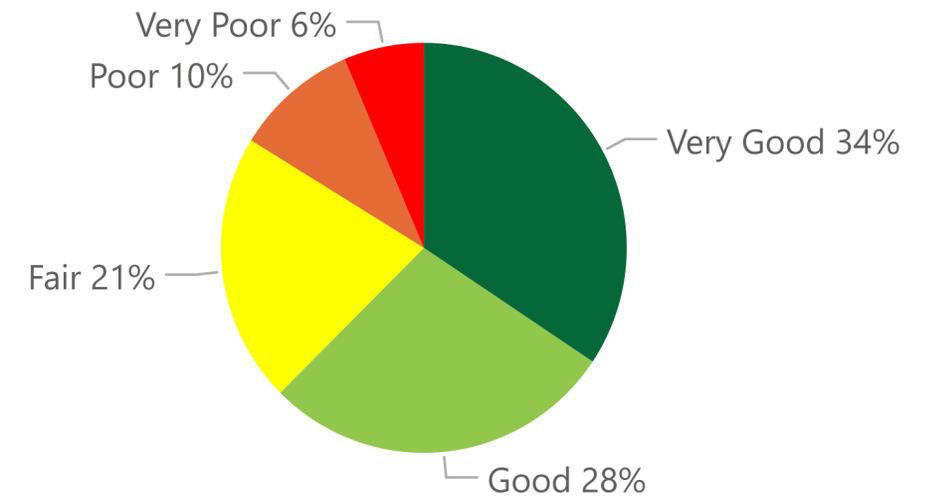
Replacement Value



Remaining Useful Life



Physical Condition



Services

General Government Services, Parks Services, Protective Services, Recreation & Community Services, Solid Waste Services, Stormwater Management Services, Transportation Services, Wastewater Collection Services, Water Distribution Services

Natural Assets





Drainage

2025



Asset Group	Quantity	Quantity Units	Average Age	Average Useful Life	Replacement Value	Target Annual Funding
Box Culvert	8	Km	44	94	\$40M	\$0.4M
Culvert	19	Km	30	68	\$33M	\$0.5M
Lateral	234	Km	30	60	\$371M	\$6.9M
Main	561	Km	40	84	\$931M	\$12.0M
Pump Station	1	Pump Station	32	20	\$1M	\$0.0M
Total	823		37	77	\$1,375M	\$19.9M

Replacement Value \$1,375M	Target Annual Funding \$19.9M	Current Annual Funding \$8.7M
Average Useful Life (years) 77	Backlog \$104M	Annual Funding Gap (%) 56

Asset Type

Drainage

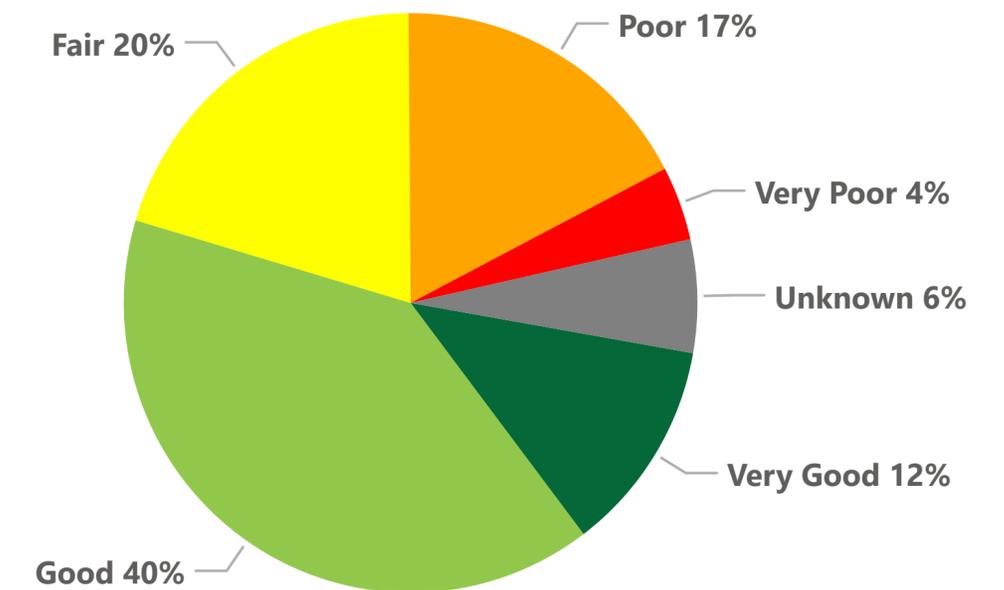
Services

General Government Services, Parks Services, Protective Services, Recreation & Community Services, Solid Waste Services, Stormwater Management Services, Transportation Services, Wastewater Collection Services, Water Distribution Services

Risk of Asset Failure

		Impact				
		Negligible	Minor	Moderate	Major	Catastrophic
Likelihood	Unknown	\$1,373M				
	Almost Certain	5	\$0M	\$0M	\$0M	\$0M
	Likely	4	\$0M	\$0M	\$0M	\$1M
	Possible	3	\$0M	\$0M	\$0M	\$0M
	Unlikely	2	\$0M	\$0M	\$1M	\$0M
	Rare	1	\$0M	\$0M	\$0M	\$0M

Physical Condition





Facilities

2025



Asset Group	Quantity	Quantity Units	Average Age	Average Useful Life	Replacement Value	Target Annual Funding
Municipal Facility	33	Municipal Facility	34	48	\$413M	\$8.7M
Total	33		34	48	\$413M	\$8.7M

Replacement Value \$413M	Target Annual Funding \$8.7M	Current Annual Funding \$5.9M
Average Useful Life (years) 48	Backlog \$159M	Annual Funding Gap (%) 32

Asset Type

Facilities

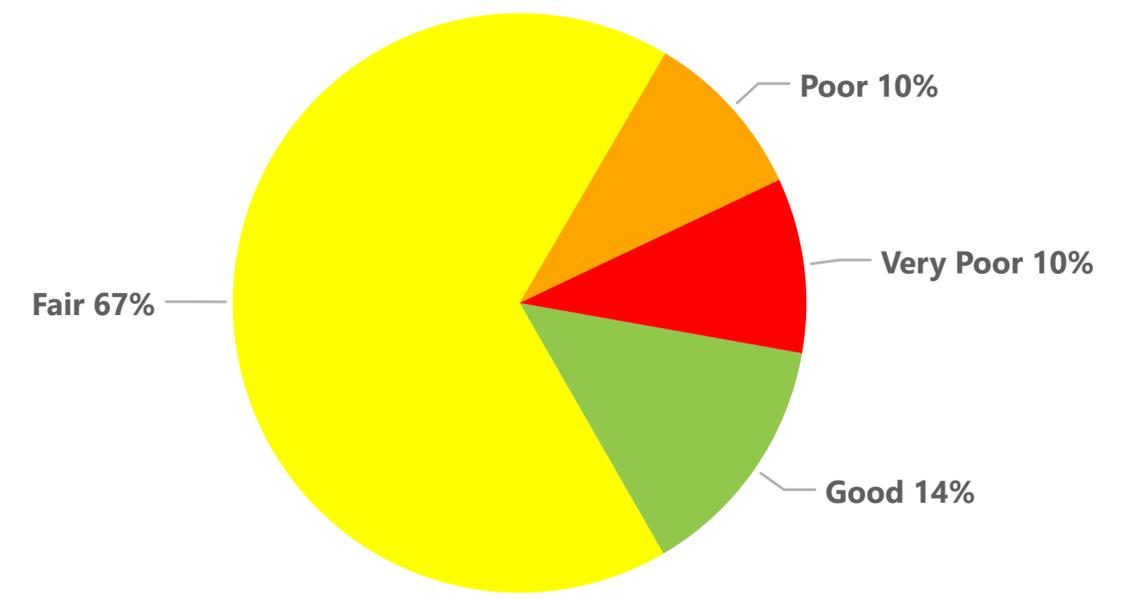
Services

General Government Services, Parks Services, Protective Services, Recreation & Community Services, Solid Waste Services, Stormwater Management Services, Transportation Services, Wastewater Collection Services, Water Distribution Services

Risk of Asset Failure

		Impact				
		Negligible	Minor	Moderate	Major	Catastrophic
Likelihood	Unknown	\$413M				
	Almost Certain	5	\$0M	\$0M	\$0M	\$0M
	Likely	4	\$0M	\$0M	\$0M	\$0M
	Possible	3	\$0M	\$0M	\$0M	\$0M
	Unlikely	2	\$0M	\$0M	\$0M	\$0M
	Rare	1	\$0M	\$0M	\$0M	\$0M

Physical Condition





IT

2025



Asset Group	Quantity	Quantity Units	Average Age	Average Useful Life	Replacement Value	Target Annual Funding
Hardware				6	\$18M	\$3.4M
Software				15	\$13M	\$1.2M
Total				10	\$31M	\$4.6M

Replacement Value \$31M	Target Annual Funding \$4.6M	Current Annual Funding \$2.9M
Average Useful Life (years) 10	Backlog \$31M	Annual Funding Gap (%) 37

Asset Type

IT

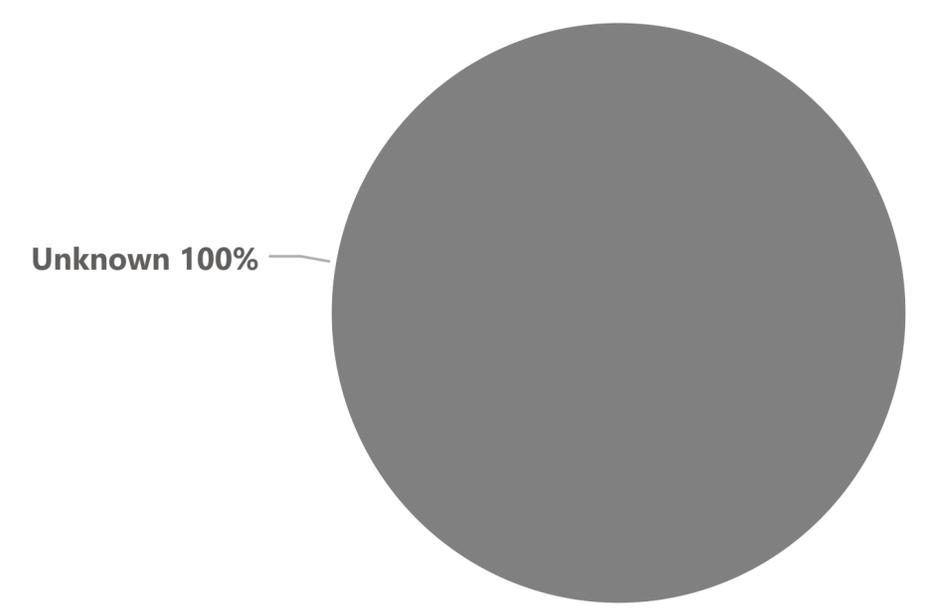
Services

General Government Services, Parks Services, Protective Services, Recreation & Community Services, Solid Waste Services, Stormwater Management Services, Transportation Services, Wastewater Collection Services, Water Distribution Services

Risk of Asset Failure

		Impact				
		Negligible	Minor	Moderate	Major	Catastrophic
Likelihood	Unknown	\$31M				
	Almost Certain	5	\$0M	\$0M	\$0M	\$0M
	Likely	4	\$0M	\$0M	\$0M	\$0M
	Possible	3	\$0M	\$0M	\$0M	\$0M
	Unlikely	2	\$0M	\$0M	\$0M	\$0M
	Rare	1	\$0M	\$0M	\$0M	\$0M

Physical Condition





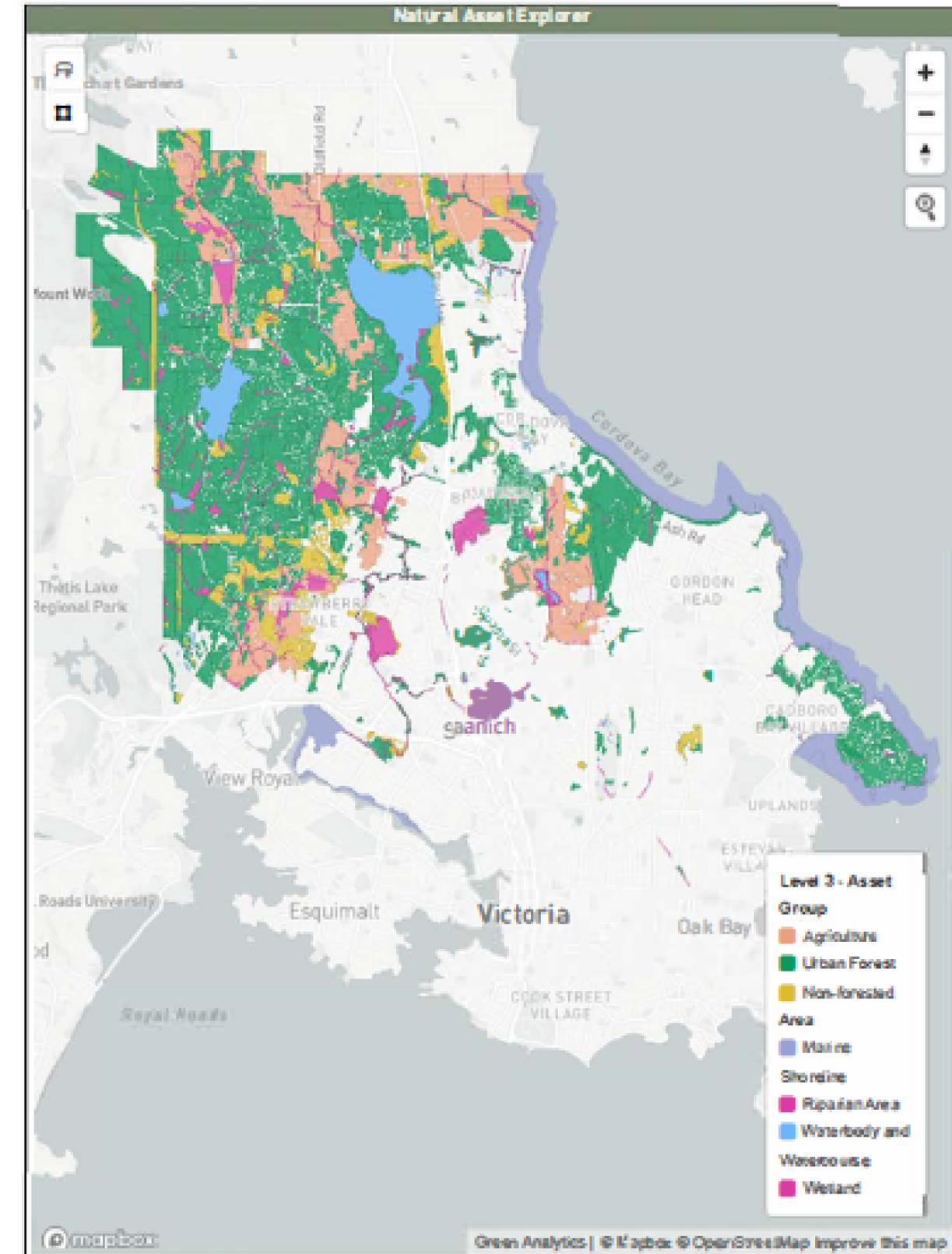
Natural

2025



Asset Group	Quantity
Agriculture	910 ha
Marine Shoreline	700 ha
Non-forested Area	478 ha
Riparian	207 ha
Urban Forest	3,481 ha
Waterbody and Watercourse	360 ha
Wetland	239 ha

Total **6,375 ha natural areas**
377,712 individual trees
142 km watercourses



Asset Type

Natural Assets



Services

General Government Services, Parks Services, Protective Services, Recreation & Community Services, Solid Waste Services, Stormwater Management Services, Transportation Services, Wastewater Collection Services, Water Distribution Services

Preliminary Valuation (\$2025)

Asset Group	Replacement (Rehabilitation) Value	Annual Service Value (\$/year)
Agriculture	Future assessment	\$0.4 to \$5.2 million
Marine Shoreline	Future assessment	\$2.0 to \$7.7 million
Non-forested Area	\$0.1 to \$0.3 billion	\$1.5 to \$10.4 million
Riparian Area	Future assessment	\$0.3 to \$0.6 million
Urban Forest	\$1.0 billion to \$8.4 billion	\$16.6 to \$90.7 million
Waterbody & Watercourse	\$0.4 to \$0.8 billion	\$1.4 to \$4.8 million
Wetland	\$0.1 to \$0.3 billion	\$1.2 to \$19.2 million
Total	Range \$2 to \$10 billion	\$23 to \$139 million



Park and Trail Structures

2025



Asset Group	Quantity	Quantity Units	Average Age	Average Useful Life	Replacement Value	Target Annual Funding
Footbridge	96	Footbridge	23	21	\$16M	\$0.9M
Irrigation System	1,559	Zone	13	20	\$5M	\$0.2M
Park Building	86	Park Building	49	67	\$38M	\$0.6M
Parking Lot	72	Parking Lot	33	35	\$12M	\$0.4M
Playground	56	Playground	15	20	\$12M	\$0.6M
Roads	4	Km	55	160	\$7M	\$0.0M
Sports Court	50	Court	31	20	\$24M	\$1.2M
Sports Field	56	Sports Field	32	28	\$50M	\$1.8M
Trail	124	Km	24	22	\$18M	\$1.0M
Total	2,103		33	38	\$182M	\$6.8M

Replacement Value \$182M	Target Annual Funding \$6.8M	Current Annual Funding \$3.9M
Average Useful Life (years) 38	Backlog \$85M	Annual Funding Gap (%) 43

Asset Type

Park and Trail Structures

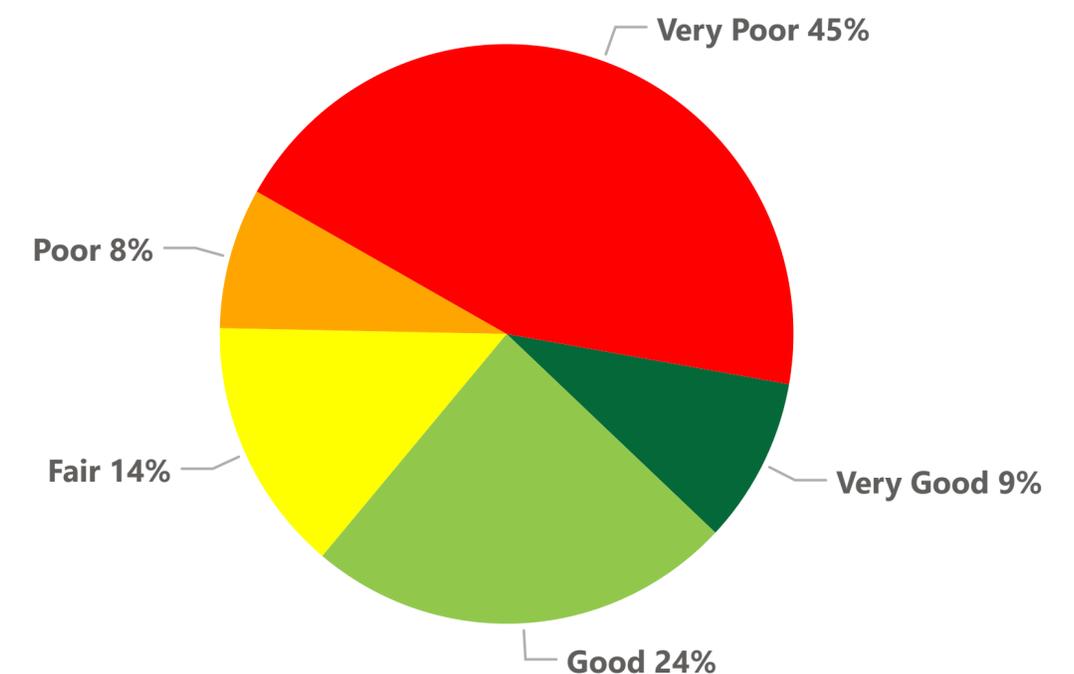
Services

General Government Services, Parks Services, Protective Services, Recreation & Community Services, Solid Waste Services, Stormwater Management Services, Transportation Services, Wastewater Collection Services, Water Distribution Services

Risk of Asset Failure

		Impact					
		Negligible	Minor	Moderate	Major	Catastrophic	
Likelihood	Unknown \$182M	1	2	3	4	5	
	Almost Certain	5	\$0M	\$0M	\$0M	\$0M	\$0M
	Likely	4	\$0M	\$0M	\$0M	\$0M	\$0M
	Possible	3	\$0M	\$0M	\$0M	\$0M	\$0M
	Unlikely	2	\$0M	\$0M	\$0M	\$0M	\$0M
	Rare	1	\$0M	\$0M	\$0M	\$0M	\$0M

Physical Condition





Transportation

2025



Asset Group	Quantity	Quantity Units	Average Age	Average Useful Life	Replacement Value	Target Annual Funding
Bridge	42	Bridge	44	74	\$89M	\$1.0M
Bus Stop	273	Bus Stop	10	30	\$5M	\$0.2M
Controlled Crosswalk	124	Controlled Crosswalk	9	30	\$2M	\$0.1M
Cycling Facility	18	Centreline Km	4	45	\$12M	\$0.3M
Pedestrian Facility	292	Km	30	70	\$226M	\$3.8M
Retaining Wall	92	Retaining Wall	2	67	\$46M	\$0.7M
Roads	567	Centreline Km	56	98	\$1,228M	\$20.5M
Signal	120	Signal	15	18	\$17M	\$0.5M
Street Lighting	9,339	Streetlight	41	30	\$44M	\$1.5M
Total	11,433		49	89	\$1,669M	\$28.5M

Replacement Value \$1,669M	Target Annual Funding \$28.5M	Current Annual Funding \$9.6M
Average Useful Life (years) 89	Backlog \$200M	Annual Funding Gap (%) 66

Asset Type

Transportation

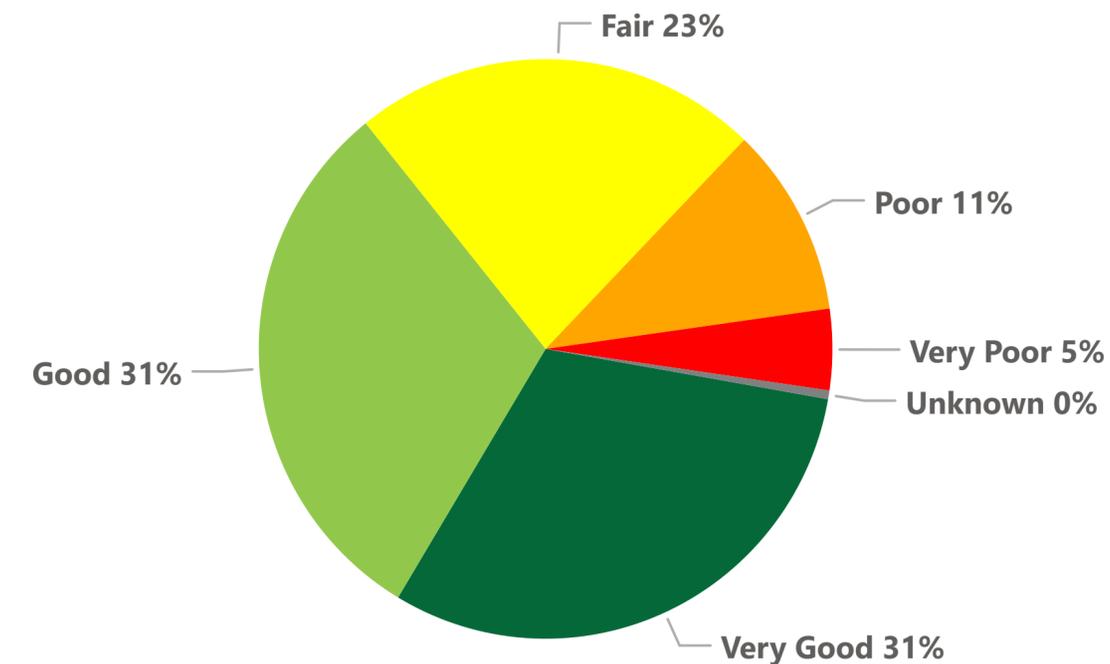
Services

General Government Services, Parks Services, Protective Services, Recreation & Community Services, Solid Waste Services, Stormwater Management Services, Transportation Services, Wastewater Collection Services, Water Distribution Services

Risk of Asset Failure

		Impact					
		Negligible	Minor	Moderate	Major	Catastrophic	
Likelihood	Unknown	\$66M	1	2	3	4	5
	Almost Certain	5	\$21M	\$8M	\$12M	\$5M	\$7M
	Likely	4	\$88M	\$28M	\$26M	\$16M	\$17M
	Possible	3	\$168M	\$39M	\$51M	\$88M	\$47M
	Unlikely	2	\$249M	\$64M	\$83M	\$50M	\$66M
	Rare	1	\$213M	\$43M	\$71M	\$43M	\$98M

Physical Condition





Vehicles & Equipment

2025



Asset Group	Quantity	Quantity Units	Average Age	Average Useful Life	Replacement Value	Target Annual Funding
Equipment	355	Unit	15	19	\$21M	\$1.9M
Vehicles - Fire	40	Unit	8	15	\$15M	\$1.0M
Vehicles - Fleet	275	Unit	8	12	\$41M	\$3.7M
Vehicles - Police	99	Unit	4	7	\$6M	\$0.9M
Total	769		10	14	\$83M	\$7.5M

Replacement Value \$83M	Target Annual Funding \$7.5M	Current Annual Funding \$5.5M
Average Useful Life (years) 14	Backlog \$21M	Annual Funding Gap (%) 27

Asset Type
Vehicles & Equipment

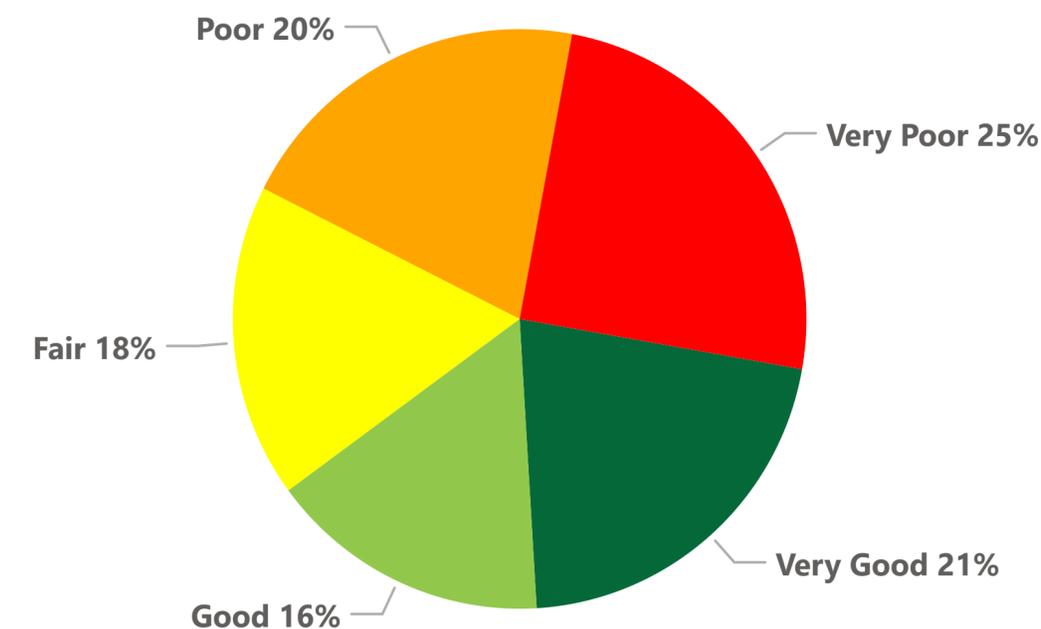
Services

General Government Services, Parks Services, Protective Services, Recreation & Community Services, Solid Waste Services, Stormwater Management Services, Transportation Services, Wastewater Collection Services, Water Distribution Services

Risk of Asset Failure

		Impact					
		Negligible	Minor	Moderate	Major	Catastrophic	
Likelihood	Unknown	\$46M	1	2	3	4	5
	Almost Certain	5	\$0M	\$0M	\$8M	\$1M	\$0M
	Likely	4	\$0M	\$0M	\$11M	\$1M	\$0M
	Possible	3	\$0M	\$0M	\$4M	\$1M	\$0M
	Unlikely	2	\$0M	\$0M	\$6M	\$1M	\$0M
	Rare	1	\$1M	\$0M	\$3M	\$0M	\$0M

Physical Condition





Wastewater

2025



Asset Group	Quantity	Quantity Units	Average Age	Average Useful Life	Replacement Value	Target Annual Funding
Force Main	20	Km	33	91	\$24M	\$0.3M
Gravity Main	550	Km	47	83	\$1,061M	\$13.4M
Pump Station	36	Pump Station	31	20	\$51M	\$2.6M
Total	606		46	80	\$1,136M	\$16.3M

Replacement Value \$1,136M	Target Annual Funding \$16.3M	Current Annual Funding \$8.1M
Average Useful Life (years) 80	Backlog \$101M	Annual Funding Gap (%) 50

Asset Type

Wastewater

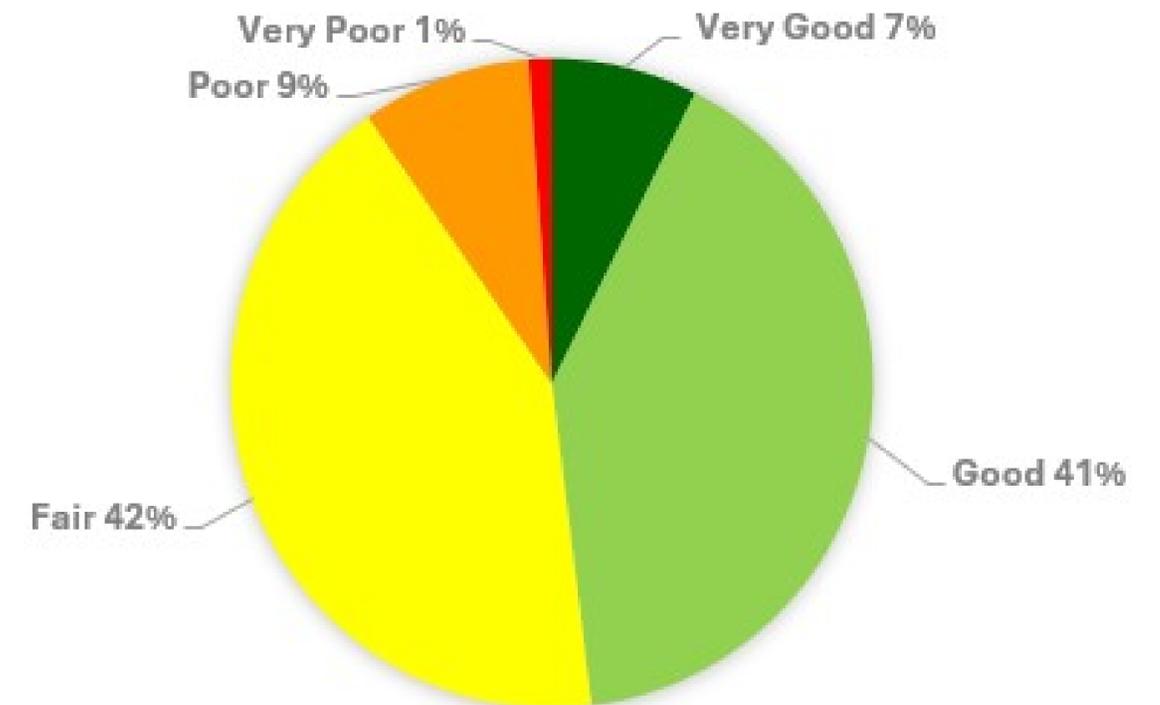
Services

General Government Services, Parks Services, Protective Services, Recreation & Community Services, Solid Waste Services, Stormwater Management Services, Transportation Services, Wastewater Collection Services, Water Distribution Services

Risk of Asset Failure

		Impact				
		Negligible	Minor	Moderate	Major	Catastrophic
Likelihood	Unknown \$28M	1	2	3	4	5
	Almost Certain 5	\$0M	\$0M	\$1M	\$1M	\$0M
	Likely 4	\$2M	\$0M	\$44M	\$30M	\$6M
	Possible 3	\$1M	\$8M	\$51M	\$22M	\$4M
	Unlikely 2	\$9M	\$15M	\$146M	\$54M	\$13M
	Rare 1	\$21M	\$4M	\$461M	\$190M	\$23M

Physical Condition





Water

2025



Asset Group	Quantity	Quantity Units	Average Age	Average Useful Life	Replacement Value	Target Annual Funding
Main	547	Km	46	75	\$745M	\$10.2M
Meter	29,717	Water Meter	17	20	\$18M	\$0.9M
PRV Chamber	44	PRV Chamber	34	50	\$45M	\$0.9M
Pump Station	18	Pump Station	25	20	\$23M	\$1.1M
Reservoir	5	Reservoir	27	60	\$32M	\$0.5M
Total	30,331		44	70	\$863M	\$13.7M

Replacement Value \$863M	Target Annual Funding \$13.7M	Current Annual Funding \$10.5M
Average Useful Life (years) 70	Backlog \$152M	Annual Funding Gap (%) 23

Asset Type

Water

Services

General Government Services, Parks Services, Protective Services, Recreation & Community Services, Solid Waste Services, Stormwater Management Services, Transportation Services, Wastewater Collection Services, Water Distribution Services

Risk of Asset Failure

		Impact					
		Negligible	Minor	Moderate	Major	Catastrophic	
Likelihood	Unknown \$60M	1	2	3	4	5	
	Almost Certain	5	\$0M	\$5M	\$15M	\$22M	\$23M
	Likely	4	\$0M	\$3M	\$9M	\$9M	\$15M
	Possible	3	\$0M	\$9M	\$32M	\$26M	\$6M
	Unlikely	2	\$0M	\$0M	\$3M	\$2M	\$0M
	Rare	1	\$14M	\$0M	\$336M	\$141M	\$132M

Physical Condition

