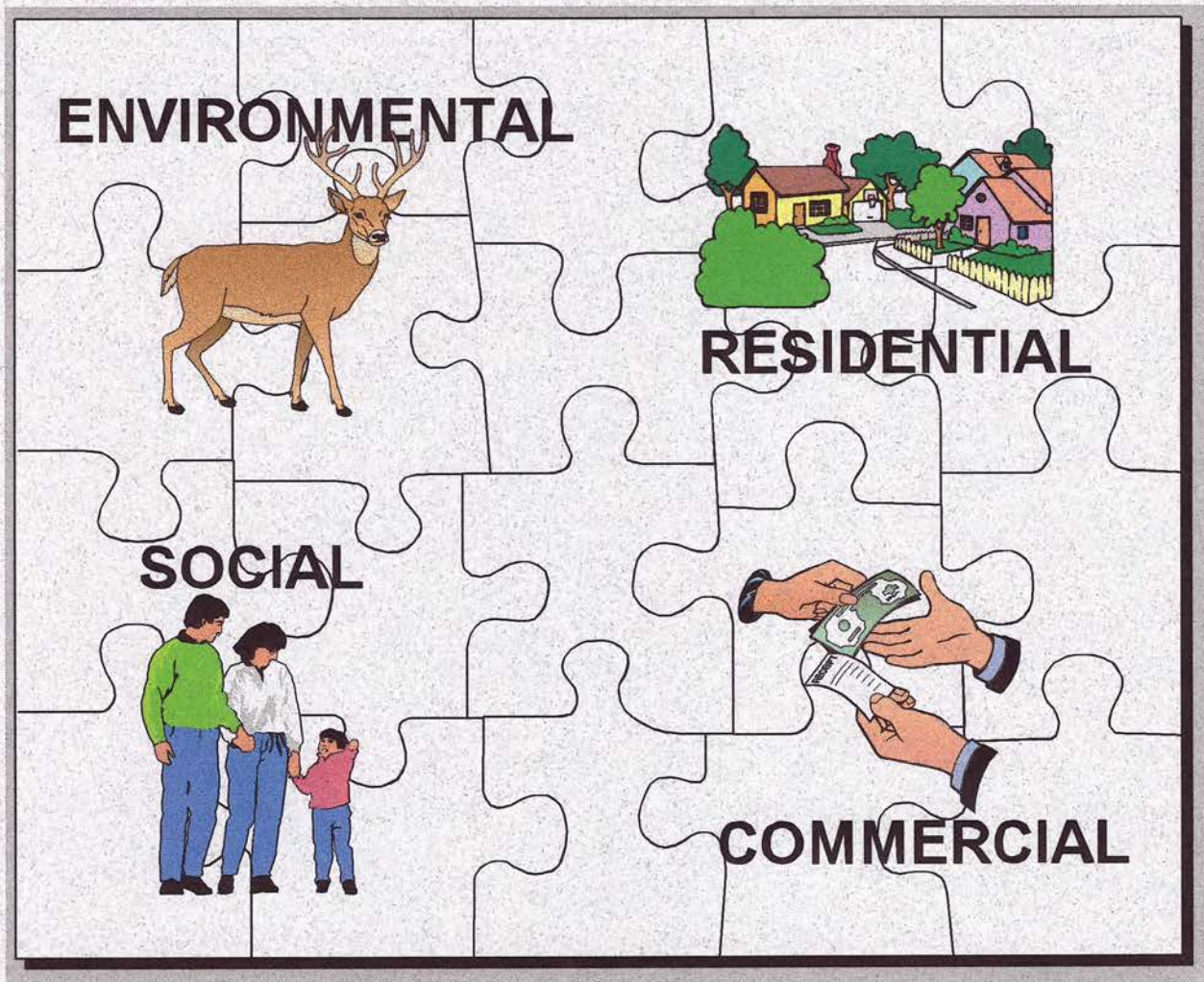


CANMORE GROWTH MANAGEMENT STRATEGY
THRESHOLDS & MONITORING PROGRAM
1999 Report



BIOSPHERE INSTITUTE OF THE BOW VALLEY Copy

September 7, 1999

Thresholds & Monitoring Program 1999 Annual Report

EXECUTIVE SUMMARY

Background & Purpose: The Thresholds and Monitoring (T & M) Program was established by Canmore Town Council in 1995 to "monitor and evaluate...growth management thresholds and strategies". It is designed to provide vital information to assist community decision-making, identify factors which risk threatening the community's health and chart Canmore's progress towards its vision.

The Report: This is the first presentation of the indicators identified for annual monitoring. Much work remains to be done and a strong commitment is required to continue gathering and updating this information. To date, baseline data (some incomplete and most only recent) has been documented for thirty-six indicators. Recommendations have been deemed appropriate in thirty-one cases.

Report Contents: This executive summary and the report itself highlight the key components of the monitoring program. All the data collected so far, the more detailed analyses, historical documents and source references are available in the unabbreviated Thresholds and Monitoring Program binder.

Significant Achievements to Date: It is important to recognize that major advances have already been made by the Town of Canmore in fulfilling the recommendations of the 1995 Growth Management Strategy (GMS) Report. The following are amongst the most notable:

- ✓ Assisting in the establishment and funding of the *Biosphere Institute of the Bow Valley* (BIBV);
- ✓ Assisting in the establishment of the *Canmore Economic Development Authority*, and the *Canmore Adventure Capital Foundation*;
- ✓ Assisting in the establishment and funding of the *Mountain Arts Foundation*;
- ✓ Supporting and funding a Housing Workshop and a Canmore Housing Study, and assisting in the establishment of the *Canmore Housing Authority*;
- ✓ Supporting and funding a Tourism Workshop and a Canmore Tourism Study, and assisting in the establishment of *Tourism Canmore/Kananaskis*;
- ✓ Implementing bear proof garbage containers and eliminating curbside garbage pickup;
- ✓ Developing a network of Wildlife Movement Corridors through the Town of Canmore and supporting the important work of the *Bow Corridor Ecosystem Advisory Group* (BCEAG) in developing valley-wide guidelines for wildlife corridors, habitat patches and human use of protected areas;
- ✓ Supporting the *Special Places 2000* project and the establishment of the Bow Valley Wildland Park;
- ✓ Bringing population growth below 6% (to 5.4%) by 1999 (consistent with the GMS recommendation);
- ✓ Completely revising and updating both the *Municipal Development Plan* and the *Land Use Bylaw*; and
- ✓ Supporting and providing funding to the *GMS Thresholds and Monitoring Program*.

Key Recommendations: The following general and specific recommendations are the most important conclusions of the committee's work based on the data which has been gathered so far (presented in more detail in the body of the report).

General Recommendations:

1. That a consistent Growth Management Thresholds & Monitoring Report (that is meaningful and easily understood at the community level) be funded and produced annually, and that methods of reporting the results to and consulting with the public be identified and implemented by the end of 1999 (including making the report available on the Town and BIBV websites).
2. That a Canmore Growth Management public education program series be designed and initiated by the end of 1999, addressing the areas where the public can make a significant contribution to alleviating the pressures of growth on the community infrastructure and way of life. Examples include: energy and water conservation; recycling; waste management; improving air quality; human use of protected areas; natural landscaping; fire prevention strategies; crime prevention; volunteering in the community; etc. (The BIBV is suggested as the coordinating body for such a program.)
3. That an annual T & M community survey be designed (to obtain information on key indicators which is not available elsewhere) and implemented for the 2000 T & M report.
4. That the 1995 Growth Management Strategies and the Vision of Canmore 2015 be formally reviewed as required in the original document (including the current indicators and thresholds).
5. That the departments of Town Administration and all the agencies and organizations identified as being sources of data for the T & M indicators, provide consistent information throughout the year (and a summary report by March 31 of each year), formatted to the T & M Report requirements, updating the (measurable and repeatable) data for each of the identified indicators which fall within their area of responsibility.
6. That intermunicipal/jurisdictional and valley-wide initiatives (like the excellent work of the BCEAG and the BIBV) continue to be supported vigorously by the Town and expanded to cover other key areas.

Selected Major Specific Recommendations:

- That the Town maintain its funding of the *Biosphere Institute of the Bow Valley*, and its workshops and resource centre in particular, to ensure that it continues to provide coordinated public information and the vital analysis of ecological integrity (facilitating the establishment and evaluation of thresholds).
- That the data in the current Town computer mapping system be extracted and quantified (identifying the major land uses, including non-developable lands, wildlife corridors and habitat patches), and that goals be set regarding the total number of acres required for each land use.
- That strategies be devised immediately to encourage the development of a greater number of rental housing units and a more diverse inventory (as recommended by the Canmore Housing Committee).
- That strategies to encourage growth in industries other than those related to tourism be developed and implemented as a high priority to diversify the Town's economy (consistent with the GMS recommendations).
- That increased opportunities for career education and training be made available within the community (consistent with the GMS Vision to provide "*high quality educational and retraining opportunities for citizens*").
- That a template be developed and implemented to track and gather data on the economic impact (commercial significance) of Canmore's events, organizations and facilities.

Summary:

The importance of making the annual Thresholds and Monitoring Program Report an indispensable part of Council's business cannot be underestimated. This report must become as much a part of the working calendar as the budget and the annual planning session. No other document brings together and analyses every key element of the Town's functions and status in such a concise, organized and clear way. Only in the T & M Report can a comprehensive picture of the overall health, challenges and state of the vision of Canmore be found in a practical, applicable form.

THE GENERAL RECOMMENDATIONS**T & M Report Commitment**

- * *annual*
- * *funded*
- * *public reporting & consultation*

Insightful Key Indicators

- * *consistent, repeatable, measurable data*
- * *annually updated by administration, agencies & organizations*

1995 GMS & Vision Review

- * *including current indicators & thresholds*

Public Education

- * *garbage, waste & recycling*
- * *human use of protected areas*
- * *gas, electricity & water conservation*
- * *crime prevention & personal safety*
- * *fire prevention*
- * *community involvement & volunteering*

Community Survey

- * *public consultation*
- * *indicator data & tough questions*

Increased Valley-Wide Initiatives

Introduction

Canmore's *Thresholds and Monitoring (T & M) Program* was established to implement the 1995 Growth Management Strategy (GMS) and work towards the vision of Canmore in 2015 (detailed in the June 1, 1995 final Growth Management Strategy Report, approved by Canmore Town Council late in 1995).

"The purpose of the Thresholds and Monitoring Program is to monitor and evaluate established growth management thresholds and strategies" GMS Report.

(As Canmore decided in 1995) it is vital for any town or city (especially one which is growing as rapidly as Canmore) to monitor how it is doing in certain significant areas. Such a monitoring program involves....

- identifying the key indicators (the important areas which need to be watched) in all the essential sectors of the community (residential, social, commercial and environmental);
- developing baseline data for each of the indicators (the current statistics and historical figures for Canmore, as well as provincial averages and comparative data from similar and relevant locations);
- establishing thresholds for each indicator (determined by the community and defined in the GMS Report as *"the point or level at which the undesirable begins to present itself"*);
- monitoring and updating the data annually for each indicator; and
- reporting annually to Council and the public on the general health of the community, the thresholds in danger of being exceeded and the areas which may require attention or further research.

The enormous value of a *Thresholds and Monitoring Program*....

- ✓ it provides vital information and background to assist municipal and other community decision-making;
- ✓ it serves as an early warning system in identifying areas which threaten the health of the community; and
- ✓ it presents a comprehensive picture of the community's progress towards its vision.

The Key Indicators to Be Monitored

The 1995 Growth Management Strategy made recommendations under four pillars. The establishment of a *Thresholds and Monitoring Program* is the central recommendation of the fourth pillar - Implementation and the Future. *Appendix I* of this report lists the items suggested for measurement and monitoring under the program by the GMS, as well as the refined final list of key indicators developed by the Thresholds and Monitoring Committee for this annual report. This final list includes a notation on the current status of each indicator and shows if that indicator is included in the body of the report. (*Appendix II* lists the indicators identified by the committee as high priorities for data gathering before next year's report.)

Thresholds & Monitoring Program Report Format

- ☆ The information related to each of the key indicators is presented under four headings - *Environmental Indicators*; *Residential Indicators*; *Social Indicators*; and *Commercial Indicators*.
- ☆ First, the data is presented for each indicator in the most appropriate form and (where relevant and available) comparative figures are shown.
- ☆ Second, a threshold is suggested for each indicator (a nationally, provincially or locally accepted or determined standard).
- ☆ Finally, brief observations and recommendations (if deemed necessary) are offered on the data by the appropriate professionals and/or the T & M Committee, primarily identifying information gaps and whether any action or attention is recommended in the area covered by the indicator.
- ☆ The information for each of the 78 indicators, under the four headings, will be updated annually by March 31, and kept in a binder by the Thresholds and Monitoring Committee Coordinator and Chair (available for review by Town Council and the public).
- ☆ By September 30 each year, a briefer (25-35 page, user-friendly) report (intended for distribution to Council and the public) will be published covering the most important information from the previous year (i.e. only those indicators which have factors, or show changes and symptoms, relevant to municipal decision-making, or which are of annual interest in themselves).

The 1995 Growth Management Strategy Report *Vision of Canmore, 2015* is reproduced in *Appendix III*. This is the core of the GMS Report, clearly articulating the vision for the Town, unanimously supported by all forty-six individuals representing every major interest group in Canmore in the 1995 GMS process. More than any other document, it expresses the approved focus and direction for the Town for the next 15 years.

ENVIRONMENTAL INDICATORS

Summary & Highlights

There are twelve environmental indicators which have been identified to be monitored (eight are included in this report). There is a marked lack of consistent baseline and historical data. The biggest challenge has been to document the diverse ecological research which has been conducted in the Bow Valley and establish a data base out of which a coordinated environmental monitoring program can be developed. The Thresholds and Monitoring (T & M) Committee depends (and will continue to depend) heavily on the work and expertise of the *Biosphere Institute of the Bow Valley* (BIBV) in establishing such a program.

The major recommendations, concluded from the work to date on the environmental indicators, are:

1. That the *Biosphere Institute of the Bow Valley*, and its workshops and resource centre in particular, be adequately supported by the Town to ensure that it continue to provide coordinated public information and the vital analysis of ecological integrity (facilitating the establishment and evaluation of thresholds for the T & M reports).
2. That the Town initiate extensive public education and other pro-active initiatives in three areas:
 - a. Guidelines for human use of protected areas;
 - b. Conservation of natural resources by households and businesses; and
 - c. Minimizing garbage and maximizing recycling/reuse.
3. That the data in the current Town computer mapping systems be extracted and quantified (identifying the major land uses, including non-developable lands, wildlife corridors and habitat patches).
4. That the wildlife corridors be more precisely defined, zoned, protected and identified on the ground (and amended where the *Bow Corridor Ecosystem Advisory Group* (BCEAG) guidelines are not met).
5. That regular air quality studies be conducted, starting in 2000.
6. That the water supply and distribution systems be improved to meet existing and future requirements and standards, and that a report be produced annually (including comparative annual analysis and water supply and distribution plant capacity analysis).
7. That inter-municipal and valley-wide initiatives continue to be supported vigorously by the Town (realizing that maintaining ecological integrity is not just a Canmore, but a Bow Valley issue).

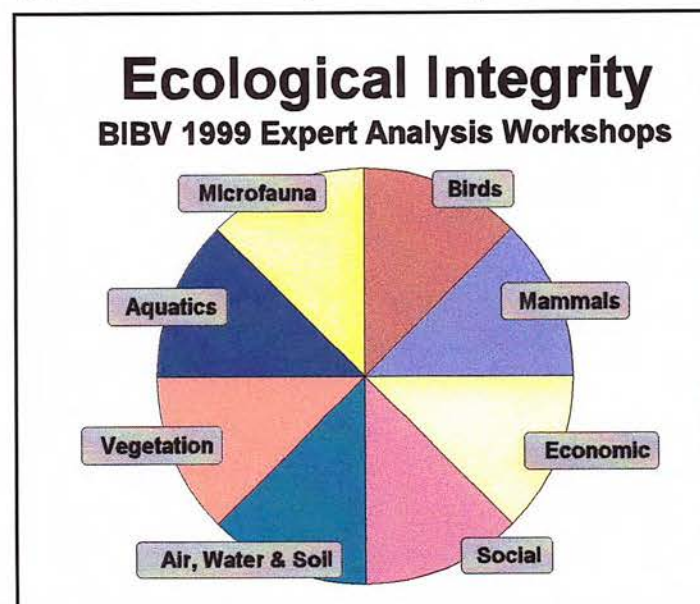
Below is a more detailed presentation of the significant data collected so far for each of the environmental indicators and the recommendations associated with a number of them. (For the sources of the information and the comprehensive research material and data, a copy of the unabbreviated *T & M Committee Report Binder* should be consulted.)

Specific Indicators

1. Ecological Integrity/Biological Diversity (Animals, Birds, Aquatics, Vegetation, etc.)

Data

The *Biosphere Institute of the Bow Valley* has established a database of all the ecological research which has been conducted in the Bow Valley. This database of over 3,000 entries is being updated continuously and is accessible to the public on computer at the Canmore BIBV Resource Centre, at 801 Main Street.



Ongoing analyses of the database will be conducted (starting in 1999) and research encouraged in the deficient areas.

Threshold

The threshold has been established as the maintenance of the ecological integrity of the Bow Valley. Ecological integrity is defined as *the condition in which all ecosystem structures and functions remain resilient to human-caused and natural stressors, and in which all currently existing native species persist in viable populations.*

Observations

The BIBV is conducting an ongoing series of *Ecological Expert Analysis Workshops* starting in 1999. These bring research scientists together to identify (and put in order of priority) research and monitoring projects that are needed and issues relevant to the ecological integrity of the Bow Valley. Five productive

workshops have already been held on mammals, birds, vegetation, aquatics and microfauna, and are to be followed by three more (to complete the first series) - one on the Quality of Air, Water & Soil, and two examining social and economic data as it pertains to ecological integrity. Detailed workshop reports, summaries and conclusions will be produced following each series and made available to the Town. Conclusions and recommendations are now being processed for the first five workshops and insightful preliminary results are already evident. For example, more consistent methodologies for data collection are being recommended, guidelines for (and monitoring of) human use are identified as urgently needed, grasslands have already been noted to be precious and becoming scarce and, although bear and wolf research appears relatively well coordinated, data is lacking on some of the less popular species. Results from the current series of workshops and those to be held in future years are eagerly anticipated.

Recommendation

That the BIBV, and their workshops and resource centre in particular, be adequately supported by the Town to ensure that they continue to provide coordinated public information and the vital analysis of ecological integrity (facilitating the establishment and evaluation of thresholds for the T & M reports).

2. Quantitative Mapping of Land Uses in Canmore/Aerial Photographs

Data

The following maps are available....

GMS Land Base map; Canmore Municipal Development Plan maps (urban growth boundary, conceptual land use, wildlife habitat & movement corridors, road network); Canmore Trails; Wildlife Corridors & Trails; Land Use; Bow Valley Wildland Park; and numerous BCEAG maps (collected from member groups).

Threshold

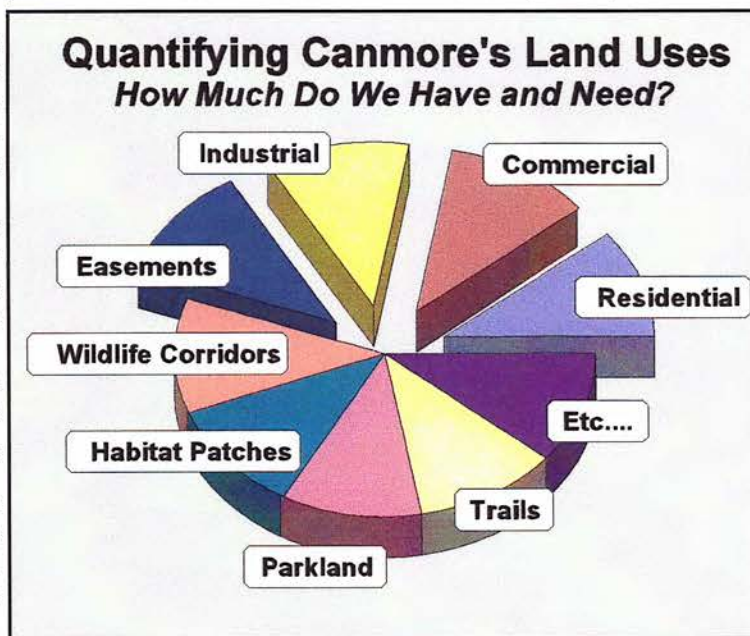
Goals need to be established regarding total acres (or percentages) of each land use, including non-developable lands, wildlife corridors and habitat patches.

Observations

The data, although available, needs to be quantified and can be extracted from the computer system.

Recommendations

1. That the data in the current Town computer mapping systems be extracted and quantified (identifying the major land uses, including non-developable lands, wildlife corridors and habitat patches).
2. That one map be identified or developed to accompany the annual T & M Report (and that this map and the quantified data be accepted by all the relevant jurisdictions).
3. That goals be set regarding the total number of acres required for each land use (including non-developable lands, wildlife corridors and habitat patches).
4. That aerial photographs or satellite images be obtained (available for a fee) every 2 years, to provide visual representation of growth, changes in land use and forestation.



3. Status of Non-Developable Lands (trails, wildland parks, easements, etc.)

Data

Total acres protected, percentage of total land base, trails, etc.

Threshold

GMS Vision. It is anticipated that the BIBV Expert Analysis Workshops will periodically provide input on the adequacy and status of these lands.

Observations

Non-developable lands data will be quantified in #2 above.

Recommendation

That the different types of non-developable lands (including the levels of protection of each type) be defined and strengthened where necessary.

4. Wildlife Movement Corridors & Habitat Patches

Data

Bow Corridor Ecosystem Advisory Group (BCEAG) Wildlife Habitat Patches & Requirements for Connecting Movement Corridors in the Bow Valley (June 1999) map and Guidelines for Human Use (May 1999) maps.

Thresholds

The approved BCEAG *Wildlife Corridor & Habitat Patch Guidelines for the Bow Valley* (minimum standards re. corridor & habitat patch size, location, etc.) and BCEAG *Guidelines for Human Use Within Wildlife Corridors & Habitat Patches in the Bow Valley* (limits on trails and human activity in sensitive areas).

Observations

Wildlife corridor and habitat patch data will be quantified in #2 above. It must be noted that these corridors are currently just lines on the map (having no formal zoning or committed level of protection). The BIBV Expert Analysis Workshops will be providing input re. the sufficiency of land, appropriateness of location and cumulative impacts (for example, as noted above, human use guidelines and education have already been identified as urgently needed, and grasslands as requiring protection). Canmore's growth may jeopardize these corridors through excessive human use unless the BCEAG guidelines are strictly followed.

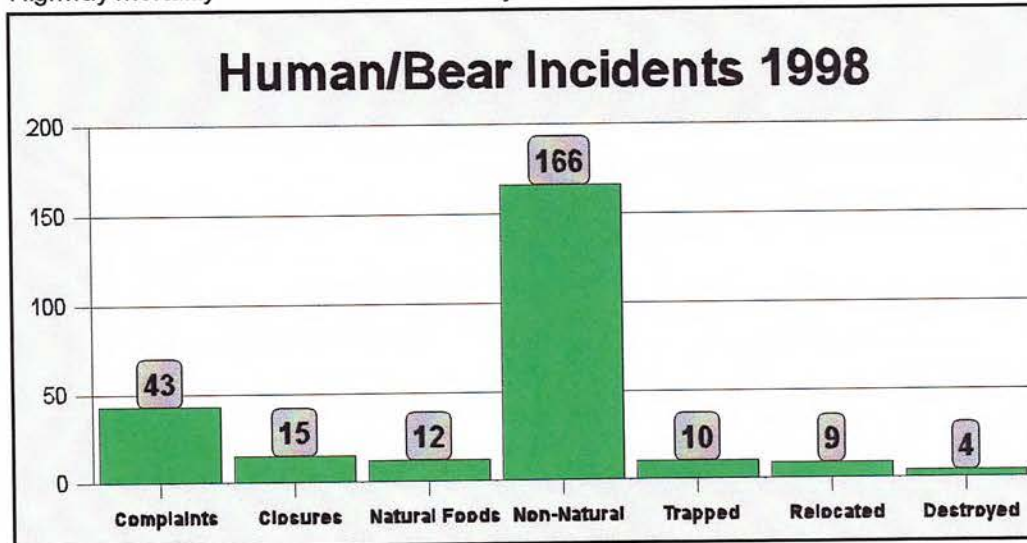
Recommendations

1. That the wildlife corridors be more precisely defined, zoned, protected and identified on the ground (and amended where the BCEAG guidelines are not met).
2. That the adopted BCEAG *Wildlife Corridor & Habitat Patch Guidelines for the Bow Valley* and *Guidelines for Human Use Within Wildlife Corridors & Habitat Patches in the Bow Valley* be implemented and promoted through public education.

5. Human/Wildlife Incidents, Mortality & Habituation of Wildlife

Data

Reported bear sightings data is only available for 1998, showing 382 sightings (approximately 1/3 in Rundlevie, 1/3 in South Canmore, Larch and Fairholme, and the other 1/3 in the remaining areas of Canmore). Four bears were destroyed, ten trapped and nine relocated in 1998. The last remaining alfa female (breeding) wolf in the Bow Valley pack was killed by a train in Spring 1999 (she was pregnant). Highway mortality data is available but not yet collected in a meaningful form.



Threshold

Increase in incidents from previous year and negative trends which threaten the ecological integrity of the Bow Valley.

Observations

Alberta Environmental Protection began a database of incidents in 1998 and will continue this in future years. Worth

noting are the larger number of sightings in Rundlevie, South Canmore, Fairholme and Larch (probably because they are closer to the river and natural areas); that 93% of the vegetation related incidents came from non-natural (garbage, bird feeders, compost & ornamental) rather than natural (87% coming from garbage alone); and the need to destroy 4 bears in 1998. Canmore eliminated curbside garbage pick-up and introduced bear proof garbage bins in 1999. The death of the last alfa female wolf in the Bow Valley pack vividly shows that a threshold has been crossed here (another breeding female or pack will now have to move in or be reintroduced if the biodiversity of the Bow Valley is to be maintained). The BIBV Expert Analysis Workshops on mammals and microfauna will also provide input on trends.

Recommendations

1. That the 1999 data be monitored to determine the impact of the new garbage bins on human/bear incidents.
2. That data be collected on other species human/wildlife incidents, and that highway mortality and thresholds be established in cooperation with the BIBV.
3. That programs be developed to better educate residents and tourists on animal awareness, garbage disposal and landscaping with natural vegetation.

6. Air Quality

Data

No meaningful or repeatable data has been collected since 1994.

Threshold

The Index of the Quality of Air (IQUA) for Alberta or a minimum standard established by the community.

Observations

Air quality can be measured using a variety of methods and is done regularly in larger centres such as Edmonton and Calgary. Air quality was measured in the Bow Valley for Exshaw in 1993 and for Canmore in 1994. The sources of air pollution in Exshaw are consistent with the types of industrial activity in the area, and Canmore's are consistent with a small urban centre (only fine sulphate, nitrate, calcium and coarse ammonium had significantly higher values in the Canmore samples when the wind was from the southeast, the direction of Exshaw). A BIBV Expert Analysis Workshop entitled *Quality of Air, Water & Soil* is to be held in the Fall 1999 and the results are eagerly anticipated.

Recommendations

1. That regular air quality studies be conducted, starting in 2000.
2. That an education program be implemented to make the public aware of the personal choices they can make to improve air quality.



7. Water Quality

Data

Summary of Pumphouses No. 1 & 2 drinking water operating data, distribution system data and independent laboratory analyses.

Threshold

Provincial standards of drinking and ground water quality or minimum standards established by the community at some time in the future.

Observations

The existing water supply system has met Provincial standards in the past, however, recent changes have meant that Canmore's system does not comply at all times. Lower turbidity removal and more stringent disinfection requirements require the existing water supply system to be evaluated to determine the improvements required to bring the entire system back to full compliance. A study of the groundwater supply (Pumphouse No. 1) determined it has additional capacity and a new ground well would be required when the population passes 27,000. Pumphouse No. 2, using surface water, has exceeded its treatment capacity (it also does not meet the 1997 AEP Guidelines for turbidity removal and disinfection contact time). The results of the BIBV Expert Analysis Workshop on the *Quality of Air, Water & Soil* (to be held in the Fall 1999) are eagerly anticipated. It is expected that Bow River water quality data will be included in next year's T & M report.

Recommendations

1. That the water supply and distribution systems be improved to meet existing and future requirements and standards.
2. That a report be produced annually and include comparative annual analysis, and water supply and distribution plant capacity analysis.
3. That public education be implemented to encourage water conservation (including the *Pembina Institute's* Eco-Efficient Communities Initiative strategies).

8. Educational & Other Initiatives on Human Use of Protected Areas, Conservation & Recycling

Data

Public education programs, initiatives & strategies; the *Pembina Institute's* Eco-Efficient Communities Initiative strategies; and the anticipated BCEAG (*Guidelines for Human Use Within Wildlife Corridors & Habitat Patches*) Education, Monitoring & Implementation program (recommending consistent valley-wide signage, information pieces, education and monitoring).

Threshold

An educated, informed, environmentally sensitive, cooperative and proactive community

Observations

There is no focussed or consistent public education in any of the critical areas in which the public's cooperation is essential if the Bow Valley's ecological integrity is to be maintained.

ESSENTIAL PUBLIC EDUCATION

- ✓ human use of protected areas
- ✓ conservation of natural resources
- ✓ garbage & recycling

Recommendations

1. That the Town initiate public education and other pro-active initiatives (including seminars, signage, pamphlets and monitoring) in at least three areas profoundly impacting the ecological integrity of the Bow Valley:
 - a. Guidelines for human use of protected areas;
 - b. Conservation of natural resources by households and businesses; and
 - c. Minimizing garbage and maximizing recycling/reuse.
2. That the *Pembina Institute's* Eco-Efficient Communities Initiative strategies (as adopted by the Town in 1997) be implemented.

**A Made-In-Canmore
Environmental Code of Ethics**

3. That an *Environmental Code of Ethics* be developed in consultation with the citizens of Canmore (articulating the individual's and community's commitment, relationship and social contract with the environment).



RESIDENTIAL INDICATORS

Summary & Highlights

There are nineteen residential indicators that have been identified to be monitored. Information has been available to be collected on ten and, of these, a number still lack consistent, measurable and repeatable data. Those indicators not detailed below, due to insufficient information, are still deemed important and are included for reference purposes and future development in *Appendix I*.

The following are the main recommendations concluded from the work to date on the residential indicators:

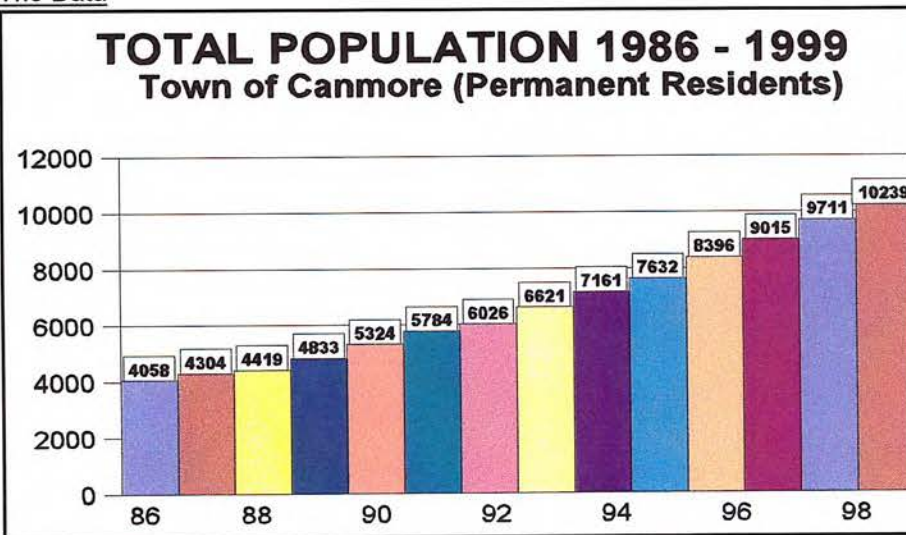
1. That strategies be devised immediately to encourage the development of a greater number of rental housing units and a more diversified inventory (as recommended by the Canmore Housing Committee).
2. That every year, comparable data on traffic flows and intensities be collected and vehicles be counted in the census.
3. That reduced use of private vehicles be promoted by incorporating more pedestrian zones and improved public transit into the Transportation Plan.
4. That the number of neighbourhood commercial areas be increased.
5. That the Town and the T & M committee cooperate in crafting future census questions to provide consistent data for some of the indicators lacking information.
6. That strategies be implemented to provide public education and incentives on: water conservation; recycling and compaction of waste material; reducing electricity and natural gas consumption; and the benefits of alternate forms of transportation (e.g. walking and bicycling).

More detailed information is presented below on the specific residential indicators included in this report.

Specific Indicators

1. Population Growth

The Data

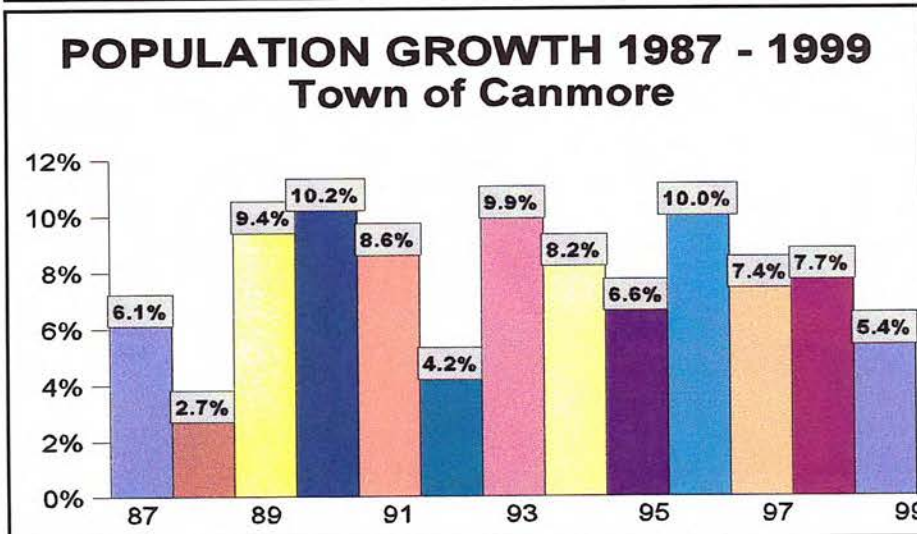


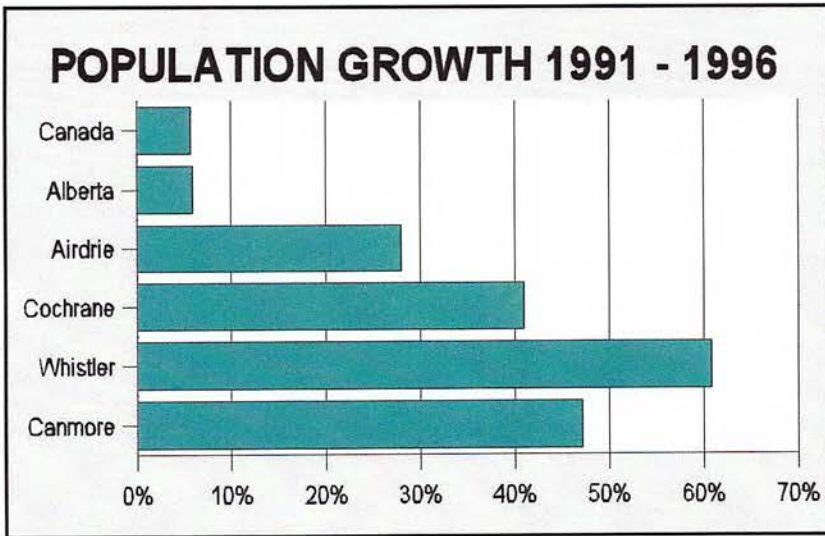
Thresholds

The 1995 GMS recommends bringing "the net population growth rate to 6% per annum by the year 1999....no more than an average of 6% net population increase per annum in the five-year period commencing at the end of 1999". It is generally accepted that a growth rate exceeding 6% runs the risk that infrastructure and community services will not be able to keep pace.

Observations

Canmore's growth rate was still well above 6% until this year. The 1999 census shows population growth has now fallen to 5.4% (in line with the GMS recommendation). Of interest is that the net increase of 528 people, is made up of 1,540 (15.04% of the current population) moving to Canmore in the last year and 1,012 (10.4%) leaving. 52.6% have lived here less than 5 years. It should be noted that the





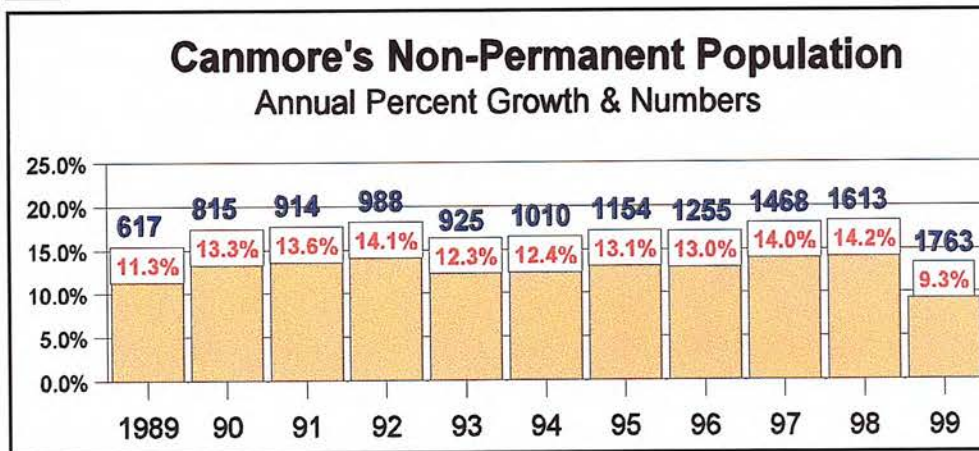
average of 6% was established by GMS as the maximum growth rate (a threshold, not a target), resulting in a maximum population of 21,784 by 2013 (using 1995 as the base year). The 1998 *Municipal Development Plan* estimates over 25,000 in 2013. The comparative chart shows by how much Canmore's growth exceeds that of the province and the country.

Recommendation

That the municipal census be conducted yearly and that the T & M Committee be represented in the coordination of the census information gathering processes.

2. Number of Non-Permanent Residents

Data



Threshold

The GMS set 20% as the maximum desirable percentage of non-permanent occupants of the housing stock (at 15.91% in 1999, see graph under *Rental Units*), however, no maximum of non-permanent, as a percentage of total population, was established.

Observations

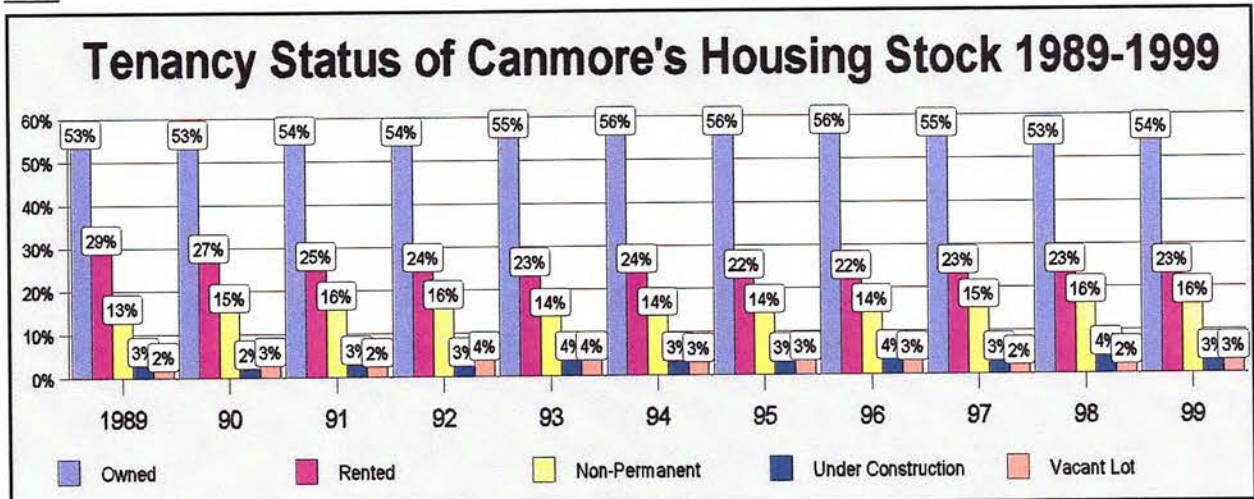
The population of non-permanent residents has been growing at a rate 2% higher than permanent residents (from 11% growth in 1989 to over 14% in 1998). Between 1989 and 1998 the average growth rate of permanent residents was 8.2%, while non-permanent grew by an average of 10.2%. The 1999 census shows the growth rate of non-permanent residents falling below 10% for the first time in well over 10 years, with non-permanent making up 14.7% of the total combined population of 12,002.

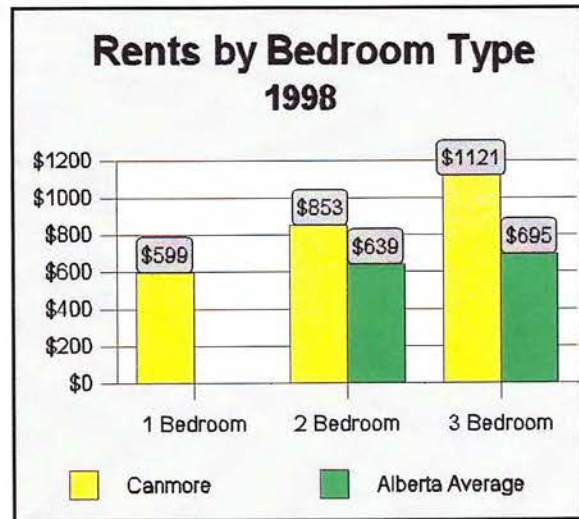
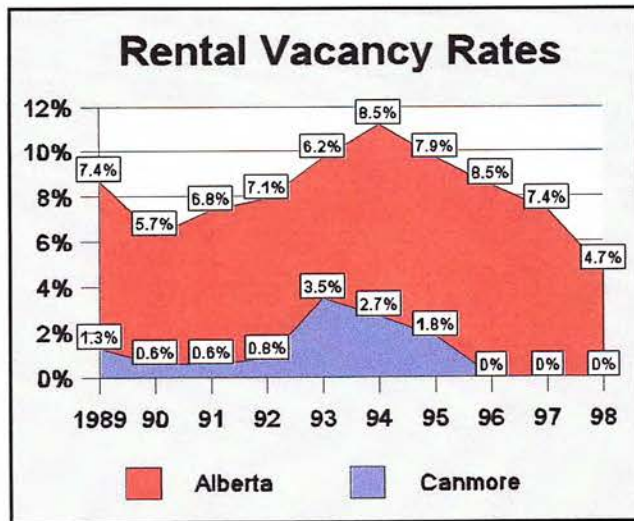
Recommendation

That a study be conducted to evaluate the advantages and disadvantages of a non-permanent population, and recommend an ideal percentage as a goal for Canmore.

3. Rental Units (Number, Type, Rent & Vacancy Rate)

Data





Threshold

Any vacancy rate below 2% means that demand exceeds supply.

Observations

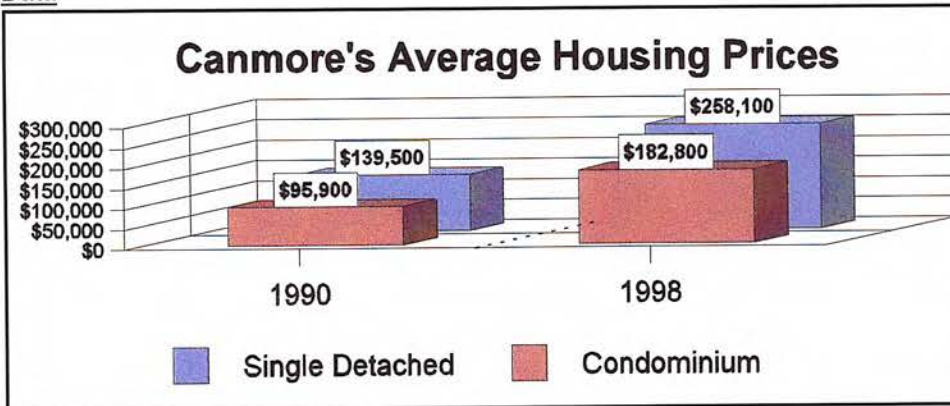
With a vacancy rate near 0% since 1996, it is clear that Canmore has a serious lack of suitable rental accommodation. A 20% decline in rental units as a percentage of total units over the last 10 years is clearly the primary cause. Advertised rental rates for a 2 Bedroom suite are 25% higher in Canmore than Alberta Municipal Affairs averages and 38% higher for a 3 Bedroom.

Recommendations

1. That strategies be devised immediately to encourage the development of a greater number of rental housing units and a more diversified inventory (as recommended by the Canmore Housing Committee).
2. That the cost and supply of rental units be consistently and accurately tracked through the newspaper by the Canmore Housing Authority.

4. Market Value of Existing Residential Stock

Data



Threshold

Not applicable.

Observations

Single detached home prices have increased 78% in Canmore since 1990, representing an average annual increase of 8.6%. Condominium prices have increased 90% or 10% each year, over the same period.

5. Modes of Transportation, Plans, Flows & Intensities

Data

Average Annual Daily Growth in Traffic	1997	1998	Change
Railway Avenue	7,130	8,270	16.0%
Main (8 th) Street	6,650	8,250	24.1%
Downtown Entrances	13,600	15,800	16.2%
Bow River Bridge	5,500	6,600	20.0%

Status of Major Intersections	1997	1998
Main St. & 6 th Ave.	F	F
Main St. & 7 th Ave.	D	F
Main St. & 8 th Ave.	E	F
Bow River Bridge	D	E

Alberta Provincial Standard
A = Primarily free-flow conditions
B = Reasonable free-flow conditions
C = Stable operating conditions
D = Bordering on unstable flow
E = Unstable flow (exceeds design capacity)
F = Gridlock (exceeds design capacity)

Thresholds

Provincial standards (stable operating conditions) and GMS recommendations.

Observations

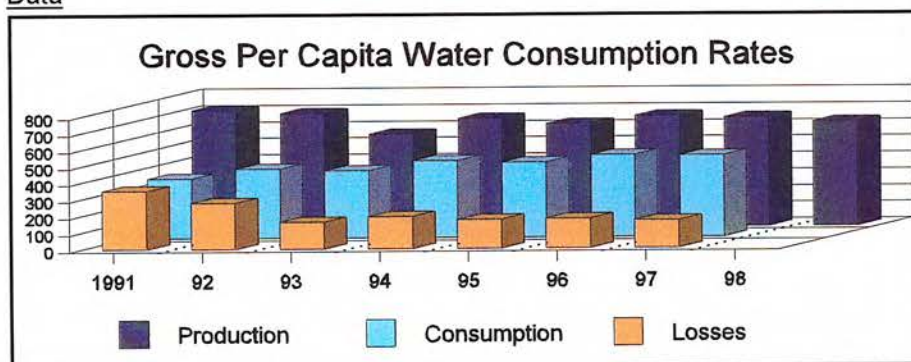
The GMS recommended a long-term Transportation Plan (page 21), Local Convenience-Commercial Zoning (p. 22) and measuring traffic flows and intensities (p. 37) to alleviate traffic problems. Town Administration has produced a "staff" draft *Transportation Master Plan*, dated January 1999, which has not been reviewed or approved by Council. This draft report includes similar recommendations to those below and incorporates separate *Parking and Trails/Walkway Master Plans*. It documents the high (16-24%) annual growth in traffic (resulting in all major intersections currently exceeding their design capacity), anticipates a quadrupling in traffic demand over the next ten years (the annual excess of 12% over population growth being attributed to increased tourism) and states that "current trends are leading to an urban transportation system which does not meet the needs of the travelling public and is not sustainable".

Recommendations

1. That every year, comparable data on traffic flows and intensities be collected and vehicles be counted in the census.
2. That strategies be implemented to address main street congestion immediately.
3. That reduced use of both locals' and visitors' private vehicles be promoted by incorporating more pedestrian zones and improved public transit into a new Transportation Plan (to be reviewed, approved and implemented by Council as soon as possible).
4. That the number of neighbourhood commercial areas be increased.
5. That a tourist traffic and parking management strategy be developed and implemented (as part of the new Transportation Plan).

6. Water Consumption Per Capita

Data



Threshold

An objective of 15% water loss is considered realistic. Provincial per capita water consumption averages should be obtained and a municipal goal set.

Observations

Current losses are 25% of production. Water meter billing began in 1997.

Recommendations

1. That action be taken to reduce water losses to no more than 15%.
2. That comparative figures from other towns be obtained.
3. That a per capita consumption goal (below the provincial average) be set and public educational material produced to assist in reaching that goal.

7. Sewage Capacity & Demand

Data

Laboratory analyses of wastewater treatment plant potable water.

Threshold

Provincial AEP standards and locally established goals.

Observations

The new 1996 wastewater treatment plant meets all Provincial standards & can serve a population of 15,000.

Recommendations

1. That the 1998 (Sewage Capacity & Demand) report format be produced annually and include comparative annual analysis, and sewage treatment plant capacity analysis.
2. That public education be implemented to encourage water conservation (including the *Pembina Institute's* Eco-Efficient Communities Initiative strategies for wastewater management).

8. Garbage Per Capita (Household, Commercial & Landfill)

Data

Canmore Garbage	1997
Total Residential Waste	2,100 tonnes

Residential Waste	1997
Canmore	233 Kg/Person/Year
Calgary	255 Kg/Person/Year

Threshold

National, provincial or locally established standards and goals. GMS recommendations (p. 17) - "Establish a public education/users program regarding wise management practices i.e. incentives to decrease garbage through regional recycling programs..."; "Develop an integrated waste management plan....".

Observations

Only 1997 information available (no 1998). In 1998 Council passed a bylaw eliminating curbside garbage pickup. Neighbourhood bear proof garbage bins were installed and pickup stopped on May 1, 1999. No commercial waste data is available. A visual observation of neighbourhood bins shows much more than household garbage, i.e. many recyclable and reusable articles, items which could be donated to charity, lawn clippings, toxic waste and trash designated for the landfill site only. There is a significant concern that eliminating curbside pickup may have greatly reduced the incentive to recycle, etc.

Recommendations

1. That a public waste management education program be implemented (covering waste reduction strategies, recycling, compacting, reuse, items for landfill and toxic roundup, articles for charity, composting, etc.).
2. That waste management data be collected annually.
3. That an integrated waste management plan be developed in accordance with the GMS recommendation.

9. Recycling Per Capita, Percent Products Recycled & Facilities**Data**

RECYCLING - 1997	Tonnes/Year	Per Capita (Kg/Person/Year)
Plastic Bottles	10.20	1.13
Newsprint	98.28	10.90
Glass	22.44	2.49
Metal	18.00	2.00
Cardboard	102.60	11.38
Textiles	24.00	2.66
TOTAL	275.52	30.56

Canmore has:

- 2 Recycling Depots (one at the Waste Transfer Station and one by the IGA);
- 1 Beverage Container Return Depot (privately run);
- 1 Annual Toxic Roundup/Paint Exchange;
- 1 Annual Neighbourhood Cleanup Trash Pickup;
- 1 Class III Landfill; and
- 1 Privately Run Blue Box Program.

Threshold

Provincial standards need to be obtained and local goals established. (See GMS references, re. garbage, above.)

Observations

Only 1997 data is available. In order to draw any meaningful conclusions data must be consistently recorded annually and provincial averages obtained. Public education in recycling (and reusing) is vital (particularly now that eliminating curbside garbage pickup may have significantly reduced the incentive to recycle).

Recommendations

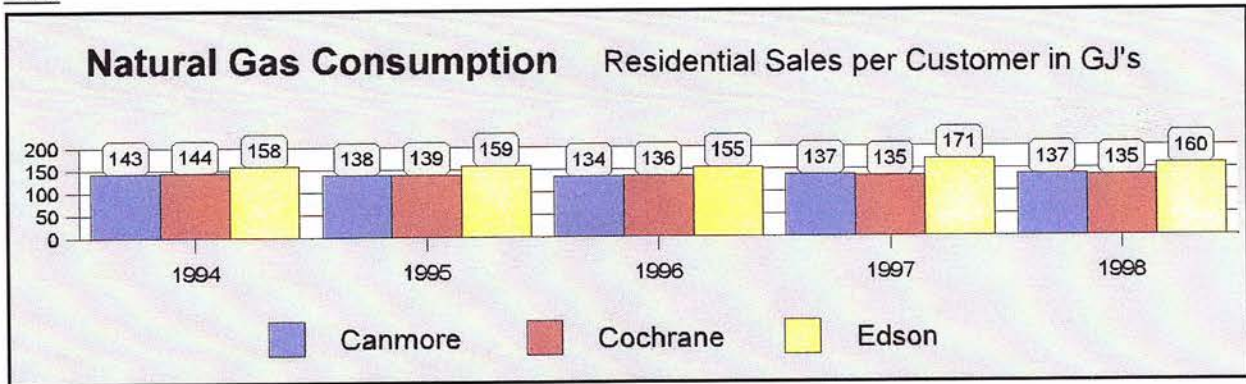
1. That consistent, comparable recycling data be collected annually.
2. That the feasibility be investigated of setting up a Town composting facility for lawn clippings and garden debris.
3. That the annual neighbourhood Trash Pickup be reevaluated to identify how it might be improved to provide the most cost effective solution.

(See also Garbage related recommendations above.)



10. Electricity & Natural Gas Consumption Per Capita

Data



Threshold

National, provincial or locally established standards/goals.

Observations

Canmore's natural gas consumption per capita has been going down over the last few years, which is positive compared with Edson. However, Canmore could still improve its efficiency and conservation. TransAlta Utilities does not produce data comparing electricity consumption between one town and another.

Recommendation

That a public natural gas and electricity conservation educational program be initiated, with the goal of reducing our levels of per capita consumption (using the *Pembina Institute's* EECl program for electricity and gas efficiency).

Every informed resident and visitor can play an important role in conservation.



SOCIAL INDICATORS

Summary & Highlights

Eight indicators have been chosen for this report. They include data from the RCMP, Social Services, the Headwaters Health Authority (re. Seniors' Housing and Long Term Care), Day Care and the Food Bank. (Additional indicators for health and education will be added in subsequent reports as adequate data becomes available.)

Identifying key indicators which give a clear picture of the social health of the community is a difficult task. Information is often unreliable, and may be neither measurable nor repeatable. The T & M Committee has now begun this challenging task. It is clear that this section of the report will grow significantly in the future as the information gathering process matures.

When compared with other communities, Canmore may appear to be doing well (as thresholds are usually established based on Provincial or Federal standards). However, an important question which this community must address is....*"Should we be satisfied with just meeting a provincial or federal minimum standard, or does the vision expressed in the GMS Report strive for an even higher quality of life?"*.....the T & M Committee would argue that it does.

The following are the most important general recommendations which have emerged out of the committee's work so far on the social indicators.

1. That all the agencies and organizations identified as being sources of data for the social indicators provide consistent information throughout the year, formatted to the T & M Report's requirements.
2. That public awareness and education programs of a preventative nature be initiated to address those areas which risk undermining the social health of the community (e.g crime, indifference, etc.).
3. That increased opportunities for career education and training be made available within the community (consistent with the GMS Vision to provide *"high quality educational and retraining opportunities for citizens"*).
4. That an intermediate care facility, such as a Nursing Home, be developed to offer an alternative to the hospital based continuing care beds (consistent with the GMS Vision of providing *"superior levels of vital community support services"*).
5. That community daycare facilities be expanded as the demand increases with population growth.

The significant data collected so far for the social indicators selected for this report, is presented below, along with their associated thresholds, observations and, where appropriate, recommendations.

Specific Indicators

1. Seniors' Accommodation (Supply & Demand)

Data

BOW VALLEY REGIONAL SENIORS' HOUSING			
Project	Units	Waiting List	Vacancies
<i>Bow River Lodge</i> (rooms)	46	11	5
<i>Bow River Homes</i> (apartments)	28	12	0
<i>Mount Edith House</i> (Banff)	34	5	0
TOTALS	108	28	5

Threshold

The supply of seniors' housing meets the demand.

Observations

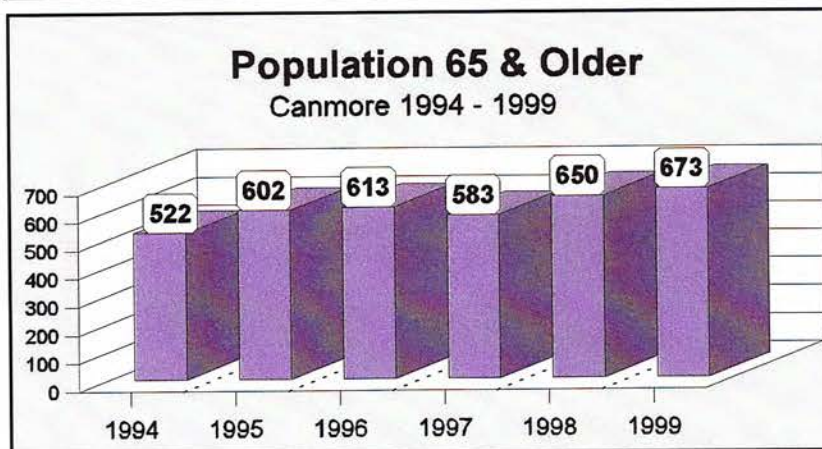
Although there is a waiting list, seniors can usually be accommodated within a few months. There is additional land to increase the size of the Bow River Lodge at its present location. The cost for room and board starts at \$607 per month for a single room. The availability of seniors' accommodation is not an issue at this time. However, it is clear that today's Canmore seniors require a different level of care and facilities than those who will retire in the future. Anticipated future needs should, therefore, be studied in the next five years. It is expected that the private sector will step into the picture to fulfil some of these changing needs.

Tomorrow's Canmore seniors will require a different level of care and facilities than those of today.

2. Continuing Care (Long Term Care)

Data

Facility (23 Oct. 97)	Number of Beds
Canmore General Hospital	23
Mineral Springs Hospital (Banff)	23
Occupancy (30 Sept. 97)	98.50%



Threshold

A combination of hospital and nursing home rooms for continuing care adequate for the needs of the Bow Valley.

Observations

All 46 rooms are currently full and there is a waiting list. While the existing facilities are providing a reasonable standard for continuing care, the hospital setting is discouraging. A nursing home environment would be more desirable and should be an option for Canmore residents.

Demographics indicate a rapidly increasing seniors' population over the next 20 years which must be suitably accommodated.

Recommendation

That an intermediate care facility, such as a Nursing Home, be developed to offer an alternative to the hospital based continuing care beds (consistent with the GMS Vision of providing "superior levels of vital community support services").

3. Daycare Facilities

Data

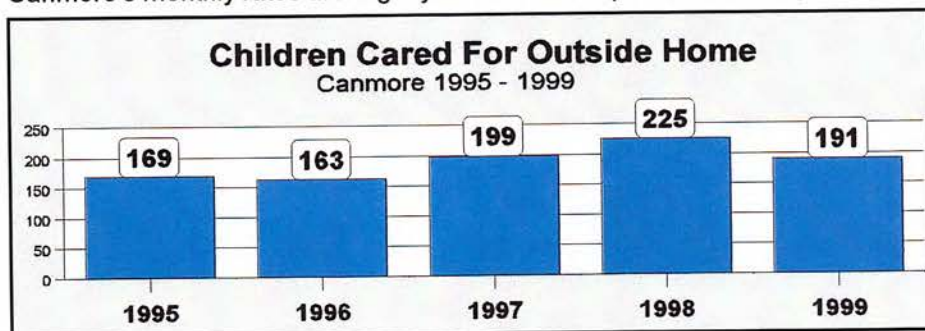
Canmore Community Daycare		
Enrollment	Sept. 1998	June 1999
Up to 6 years	64 (full & part time)	69 (33 full & 36 part time)
6 to 12 years	34 (full & part time)	24 (9 full & 15 part time)
Total	98	93 (80 families)
Waiting List	55 children	46 families

Threshold

When the existing facilities are meeting current and foreseeable future needs.

Observations

Canmore Community Daycare is the only licensed daycare facility in Canmore. Many families cannot be accommodated and must make other childcare arrangements. Although there are many private daycare homes in Canmore, none of them are licensed. As of April 1999, Alberta no longer provides any funding to daycares. Families are still eligible for provincial subsidies through the Windsong Regional Authority. Canmore's monthly rates are slightly lower than the provincial average. The Canmore Daycare desperately



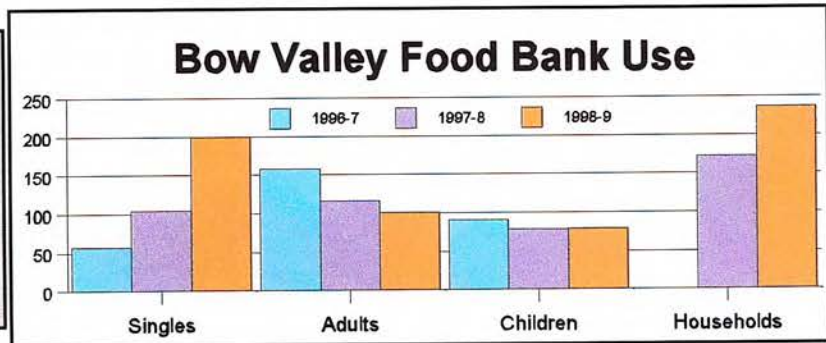
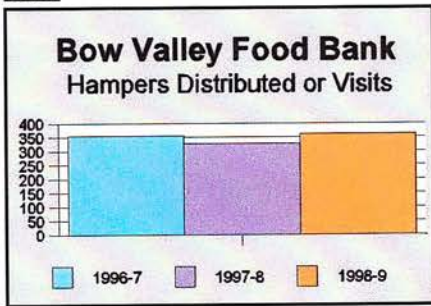
needs more space and a newer facility to expand their program to meet the needs of the community. Between May 1 and Sept. 30, 1998, 19 staff left the Daycare, 12 of them left Canmore (the high cost of living was cited as the major reason).

Recommendations

1. That community daycare facilities be expanded as the demand increases with population growth.
2. That licensing be introduced for private day homes.
3. That the feasibility be investigated of increasing fees and contributions to allow for higher staff wages in order to reduce turnover.

4. Food Bank Supply & Demand (Hampers Distributed, Resources, etc.)

Data



Threshold

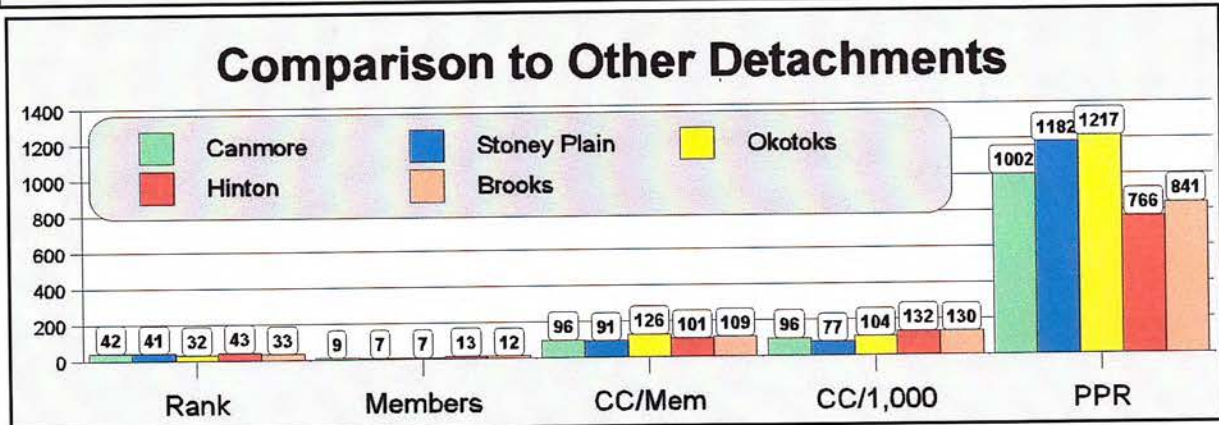
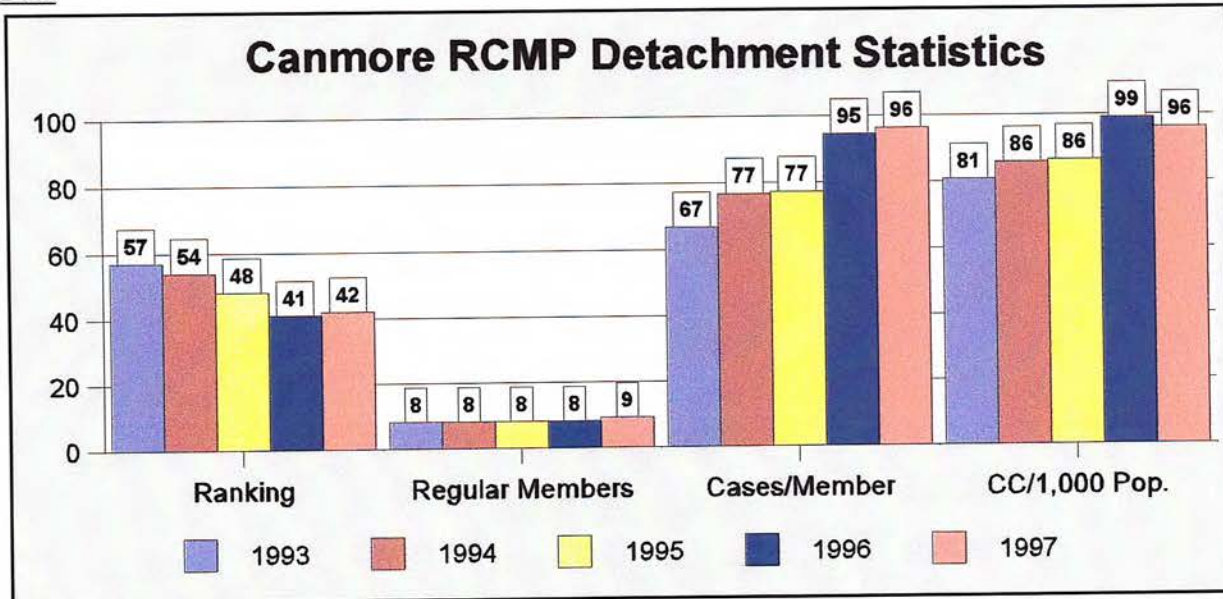
The supply of food and donations meets the Food Bank demand.

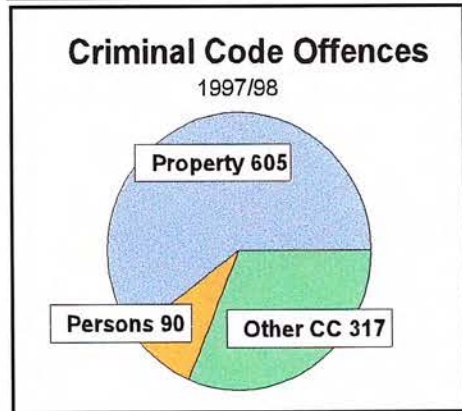
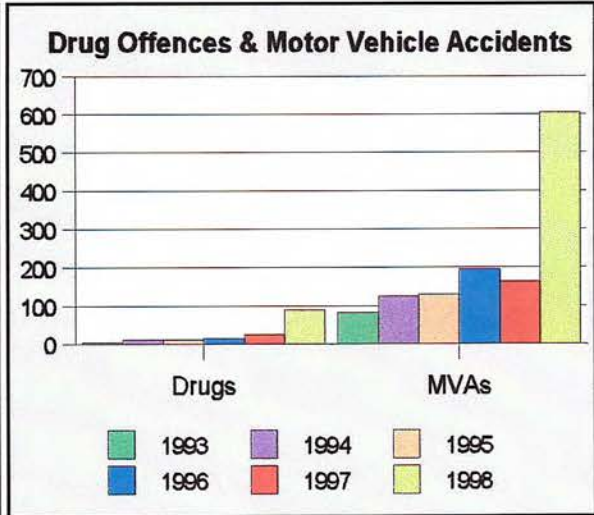
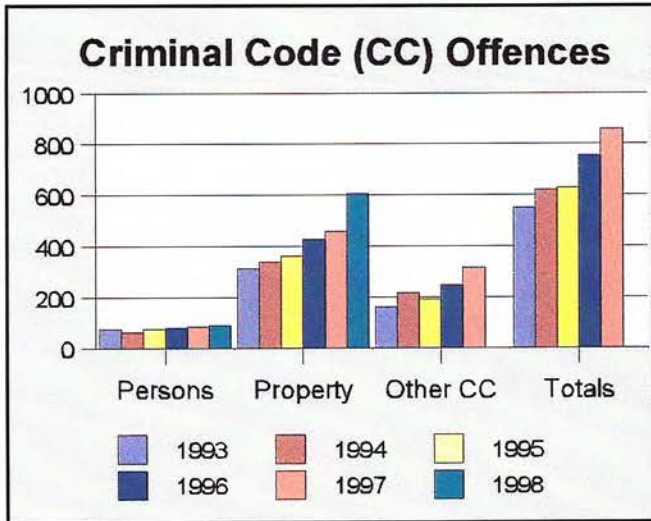
Observations

The Food Bank is consistently well supported by the community. Their resources on hand and supply of food is quite adequate to meet the demand. In fact, demand for the food bank has generally declined since 1995 (perhaps because of the introduction of a means test). In 1998 a Soup Kitchen was started, but it has not resulted in any decline in Food Bank use since it opened. The fact that the number of singles using the food bank increased 92% between 1997 and 1998 should be examined. An ongoing question is whether the Food Bank is adequately serving and identifying those really in need.

5. Crimes Against Persons and Property (Canmore RCMP Detachment Statistics)

Data



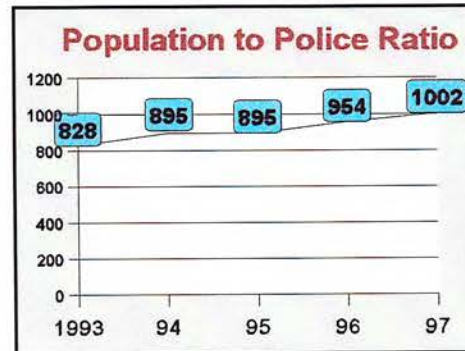


Threshold

Provincial averages and local RCMP detachment goals. GMS goal of being a community "providing for the needs and safety of all our citizens..."

Observations

- Out of 63 detachments in Alberta in 1993, Canmore ranked 57th (the 7th lowest crime rate in Alberta); out of 65 in 1997, Canmore had moved up to 42nd.
- The number of cases per RCMP member increased by 44% from 1993 to 1997, cases per 1,000 population by 32%, property crimes by 46%, crimes against persons by only 12% and the number of people per officer increased by 21% (during the same period the population grew by 36%).
- Between 1993 and 1997 drug offences increased 420% and there were 100% more motor vehicle accidents (highlighting these as two areas increasing beyond normal expectations).
- Canmore's statistics are generally average to low compared to similar communities.
- Programmes like DARE have been introduced to provide drug and alcohol education, and strategies like signs at trailheads, reminders to lock bikes and Neighbourhood and Builders Watch are being used to combat increases in property crime.
- Crime increases are felt by the Canmore detachment to be consistent with growth and not approaching any threshold levels.

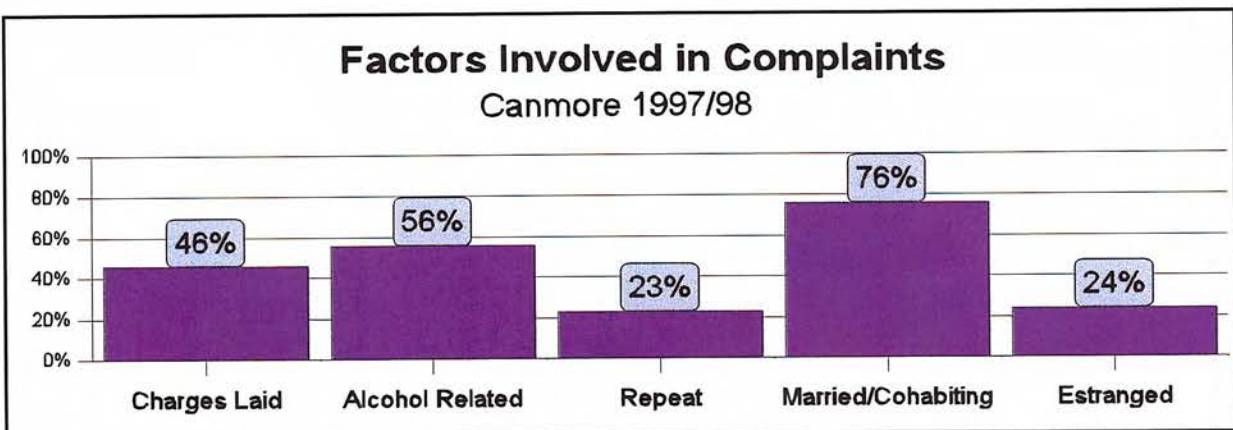


Recommendations

- That a property crime prevention public education and awareness program be implemented.
- That response times to reports of possible criminal code offences be included in the data in future.

6. Domestic Violence

Data



Domestic Violence Cases	10/97 to 09/98
Complaints - Canmore	29
Complaints - Banff	20

Threshold

Number of cases exceeding provincial average or increasing dramatically over previous years.

Observations

Domestic violence trends have remained fairly constant over the last 3 years. In fact, there has been a 4% decrease in domestic violence reported to the RCMP in 1998 compared to 97 and a 7% decrease over '96.

7. Child Welfare & Handicapped Children's Services

Data

Child Welfare Investigations (Canmore & Banff)													
	Jan	Feb.	Mar.	Apr.	May	Jun.	July	Aug.	Sep.	Oct.	Nov.	Dec.	Avg.
1998	4	4	4	7	7	6	4	4	5	8	4	4	5.1

Child Welfare Investigations (Cochrane)													
	Jan	Feb.	Mar.	Apr.	May	Jun.	July	Aug.	Sep.	Oct.	Nov.	Dec.	Avg.
1998	2	2	4	3	4	3	0	0	2				2.2

Child Welfare Caseload (Canmore & Banff)													
	Jan	Feb.	Mar.	Apr.	May	Jun.	July	Aug.	Sep.	Oct.	Nov.	Dec.	Avg.
1998	24	24	28	28	25	22	22	17	20	22	23	25	23.3

Threshold

When the demand for services and support is being met (consistent with the GMS Vision that "superior levels of vital community support services" be provided).

Observations

Alberta Family & Social Services (AF&SS) data should be checked, and annual changes, deviation from averages and local need monitored. The data indicates that less than one third of the cases come from Banff. Canmore is part of the newly formed Windsong Regional Authority. Some services are not available in the Bow Valley, requiring travel to Calgary. Currently, Children's Services needs are being met and the expectation is that under the Windsong Authority there will be funds for preventative services as well.

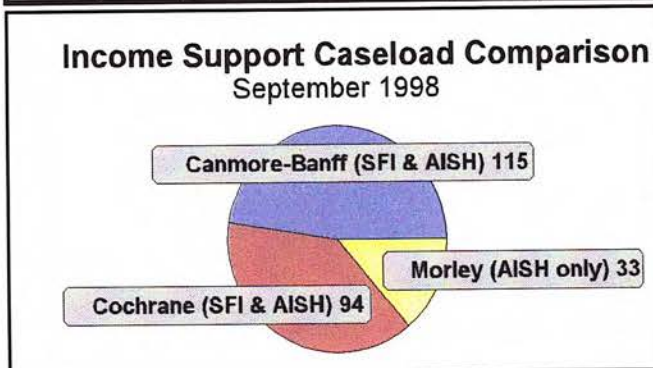
Recommendation

That the majority of the Provincial services be available within the community (including being able to source contract caseload workers locally).

8. Income Support Caseloads

Data

Income Support Caseloads													
	Jan	Feb.	Mar.	Apr.	May	Jun.	July	Aug.	Sep.	Oct.	Nov.	Dec.	Avg.
1998	123	128	134	139	133	121	139	123	115	114	116	120	125



Threshold

When the demand for services and support is being met.

Observations

SFI = Support for Independents (temporary financial assistance); AISH = Assured Income for Severely Handicapped. Caseloads are down since the welfare reforms and the introduction of eligibility criteria. Shelter allowance is consistent throughout the Province (\$185/month), making it very difficult for a single person to stay in Canmore. Canmore has 56 subsidized housing

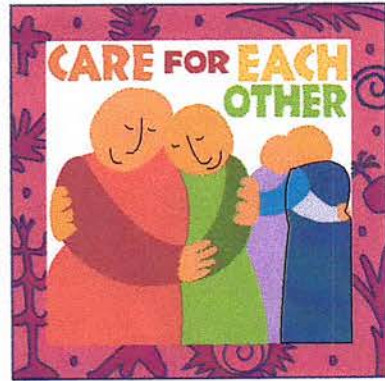
units. The Employment Insurance program provides some opportunity for education and retraining.

Recommendation

More opportunities for education, retraining and apprenticeships within the Bow Valley.

That more opportunities for education, retraining and apprenticeships be made available within the Bow Valley (consistent with the

GMS Vision to provide "high quality educational and retraining opportunities for citizens").



COMMERCIAL INDICATORS

Summary & Highlights

There are nineteen commercial indicators which the Thresholds and Monitoring Committee have identified to be monitored. Of those, nine have been selected for inclusion in this report. Once again, the analysis of this section's indicators, although preliminary, is enlightening and will only become more so as further information can be gathered and historical data and further trends are identified.

The significant commercial recommendations include:

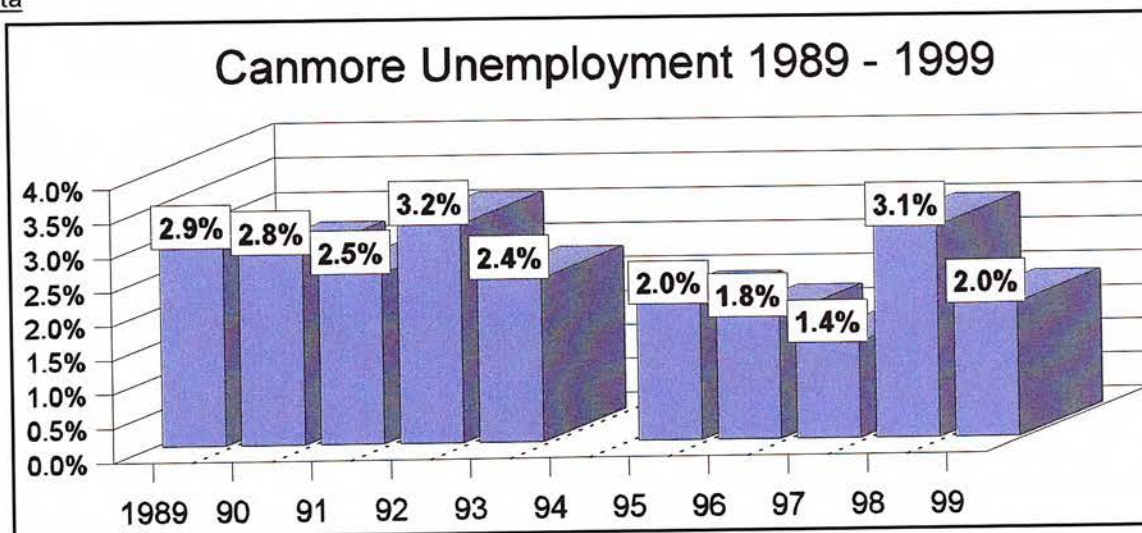
1. That strategies to encourage growth in industries other than those related to tourism be developed and implemented as a high priority to diversify the Town's economy (consistent with the Growth Management Strategy recommendations, e.g. post-secondary education).
2. That a template be developed and implemented to track and gather data on the commercial significance (economic impact) of Canmore's cultural (and other) events, organizations and facilities.
3. That a method of gathering annual cost of living data for Canmore be established (that allows the results to be compared to provincial and national figures) and implemented as a high priority.
4. That a formal, consistent, accurate (measurable and repeatable) methodology (and definition of terms) be developed and implemented by the Economic Development Authority for monitoring types of businesses licensed (including home based businesses and Bed & Breakfasts), types of new business activity and business turnover.
5. That, following a zoning review to verify the legitimacy of the GMS goals for the Town's residential and commercial tax base, concrete strategies be developed and implemented to ensure that the goals are reached.

Below is a more detailed presentation of the significant data collected so far for each of the commercial indicators and recommendations associated with a number of them.

Specific Indicators

1. Unemployment Rate

Data



Threshold

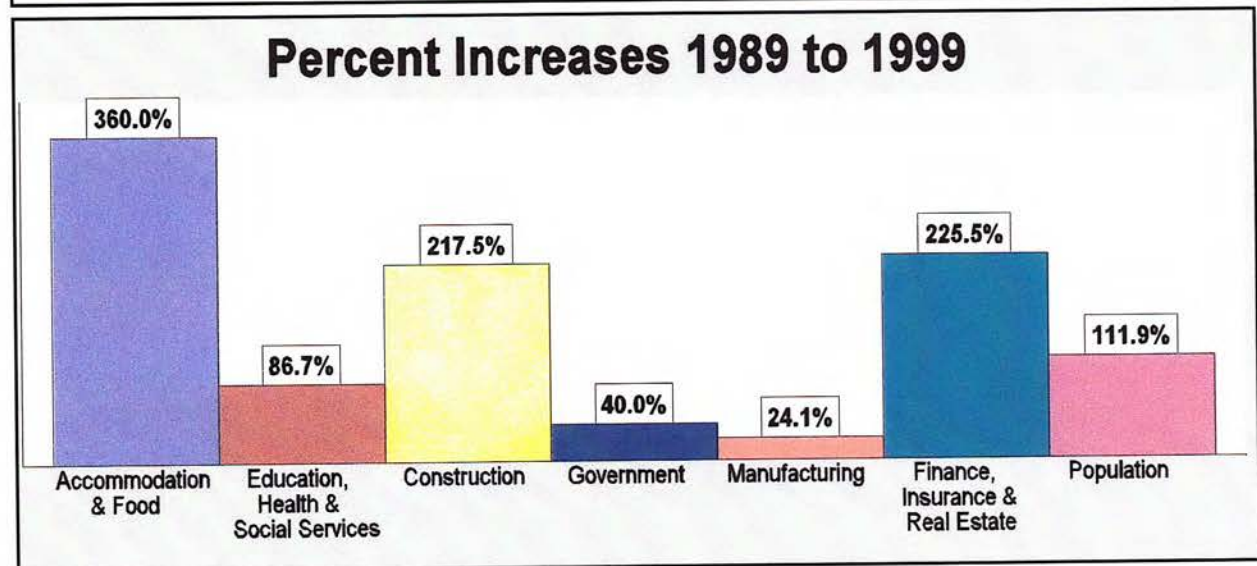
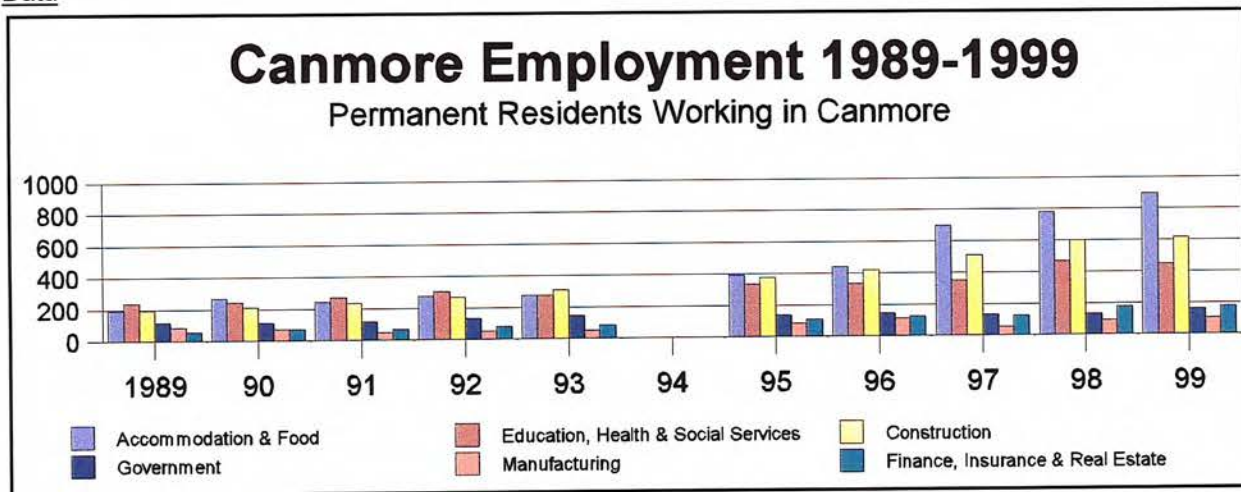
The generally accepted minimum unemployment rate is 4%. Anything below that level is usually regarded as unhealthy economically.

Observations

The data varies considerably according to the source (Statistics Canada quotes a much lower figure than the census - the figures used here are from the municipal census). It should be determined exactly what this figure measures (i.e. people not working, seeking work, etc.). Canmore's unemployment rate is consistently below the provincial average (this average should be included for each year, along with the Calgary figures and those of a comparable community). The significant increase between 1997 and 1998 should be explained, although the unemployment rate went down again to 1.97% in the 1999 census. It should be noted that these figures do not capture under-employment. Very low unemployment can clearly have considerable negative impacts (i.e. businesses having difficulty hiring appropriate staff). This should be studied to determine the extent of these negative impacts on Canmore.

2. Employment by Industry

Data



Threshold

The GMS advocated a balanced (diversified) economy, encouraging environmentally friendly industry and employment, light manufacturing and concentration on developing other areas besides tourism. (A more specific threshold should be developed by the Economic Development Authority.)

Observations

While Canmore's population has increased 112% in the last eleven years, employment in education, health and social services is the only area that has grown at close to the same rate (although still declining). Government employment has grown at one-third the rate of population growth and manufacturing employment at less than one quarter. On the other hand, employment in construction and finance, insurance and real estate has grown at twice the rate of the population, and employment in accommodation and food at more than three times the rate. The 1999 census confirms the continuing rise in employment in the Accommodation and Food sector, with 22.2% of Canmore's working population employed in this area (an increase of 1.1% over 1998). While the population increased 5.4%, the number of permanent residents working in Canmore in 1999 rose 9.3% (to 4,038 from 3,694 in 1998) and the number employed in accommodation and food rose 14.9%.

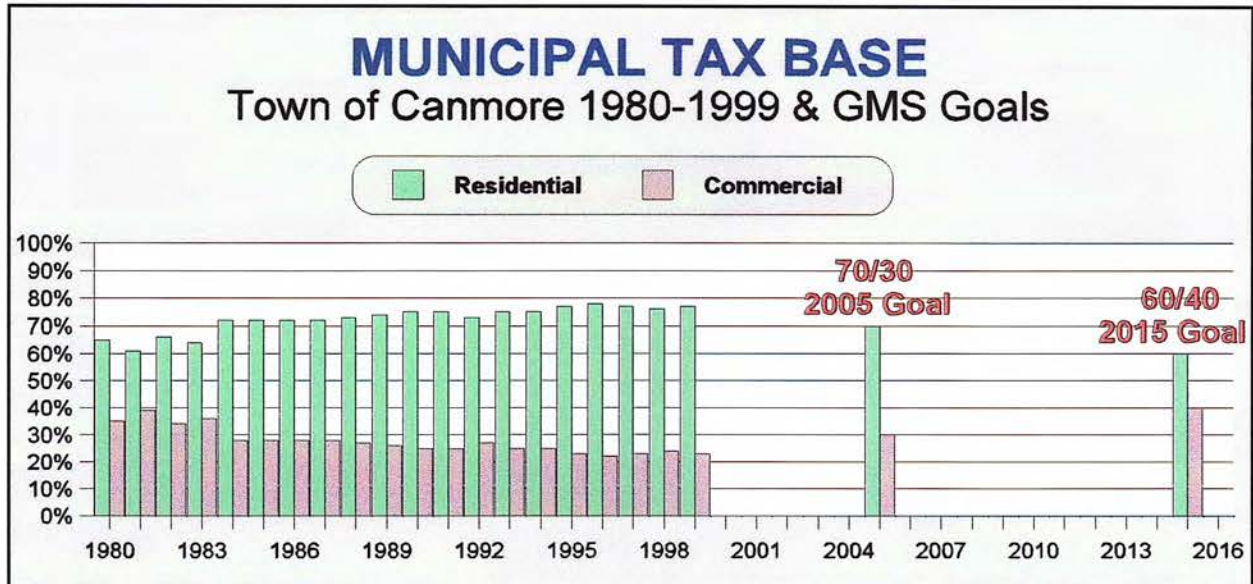
Recommendation

That more strategies and initiatives to encourage growth in industries other than those related to tourism be developed (under the auspices of the EDA, e.g. the excellent *Doing Business in Canmore* publication) and implemented as a high priority to diversify the Town's economy (consistent with the GMS recommendations, for example, pursuing opportunities for establishing post-secondary educational and training programs delivered within the community in areas such as environmental studies and hospitality).

New strategies to diversify the Town's economy.

3. Tax Base (Commercial versus Residential)

Data



Thresholds

The 1995 GMS "targets a municipal tax assessment base of 70% residential and 30% commercial by the year 2005, and a split of 60% residential and 40% commercial by the year 2015".

Observations

Canmore's 1999 municipal tax assessment base is 77% residential and 23% commercial. No progress has been made toward the GMS target, indeed the commercial component is as small as it ever has been. Great strides need to be made in economic development in the next 5 years to reach the GMS target.

Recommendation

That, following a zoning review to verify the legitimacy of the GMS goals for the residential and commercial tax base, concrete strategies be developed and implemented to ensure that the goals are reached.

4. Cost of Living

Data

No consistent or comparable data is currently available or collected.

Threshold

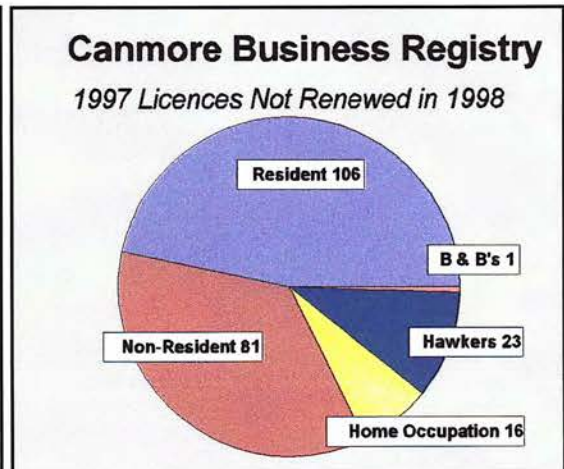
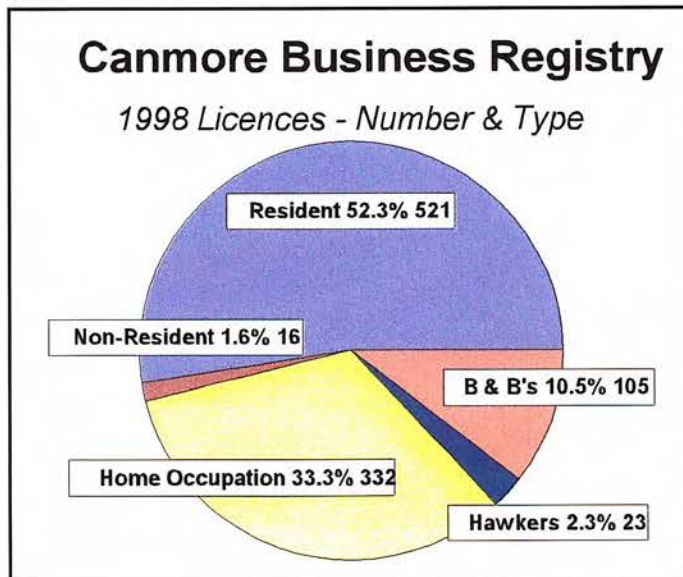
Provincial and national averages should be compared to locally established goal.

Recommendation

That a method of gathering annual cost of living data for Canmore be established (that allows the results to be compared to provincial and national figures) and implemented as a high priority.

5. Business Licensing (Number & Type)

Data



Threshold

There is no threshold in business licences. This indicator is included to track business activity.

Observations

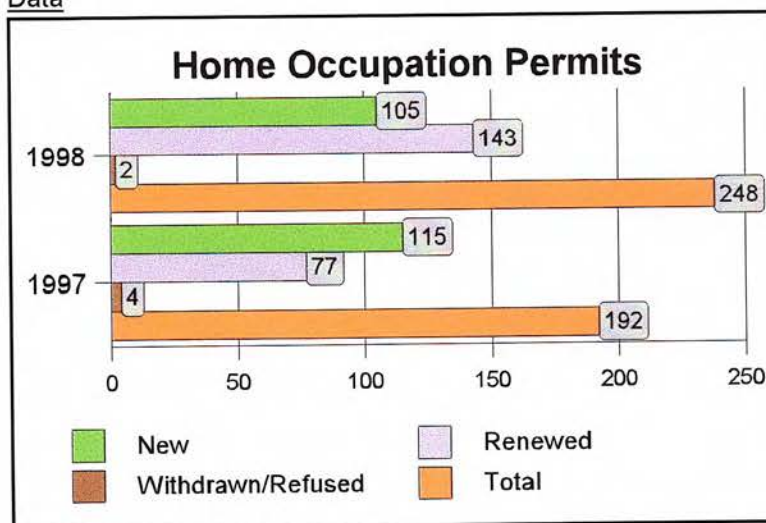
Business licensing began in Canmore in late 1997. The funds generated are used for economic development activities. Cost depends on type (e.g. \$25 for a hawker, \$500 for a non-resident business). Indications are that 100-150 new businesses will start in 1999 based on activity generated late in 1998 (1/3 non-resident, 1/3 home occupation, 1/3 resident & hawkers). At least a fifth of the 1997 resident businesses did not renew their licences in 1998, and only 16 non-resident licences were renewed while 81 were not. The growth rate and number of new businesses will also be important to monitor as soon as more than one year's data is available.

Recommendations

1. That the data on licences (and home occupation permits) not renewed be carefully watched in 1999/2000 and explanations sought for any continuing high levels.
2. That a formal, consistent, accurate (measurable and repeatable) methodology (and definition of terms) be developed and implemented by the EDA for monitoring types of businesses licensed and business turnover (including home businesses and Bed & Breakfasts) and types of new business activity .

6. Home Businesses

Data



Threshold

There is no threshold in home occupations. The GMS regarded home based businesses as a desirable form of commercial activity.

Observations

Home Businesses are an important component of Canmore's economic activity (particularly considering the inexpensive start-up, future potential and generally low environmental impact). Information was first collected in 1997. The method of collecting data has changed slightly in 1998. Two areas need to be watched. First, the 1998 data shows that of the total of 248, 42% are new home businesses (remarkable

apparent growth). Second, it will be important to monitor the number of permits that are not renewed each year, as an indicator of turnover (49 out of 192 home business permits in 1997 were not renewed in 1998 - an apparent 26% either ceasing business or moving to another location).

Recommendations

1. That a strategy to encourage home based businesses be developed and services to support them (e.g. meeting facilities and one-stop office shopping) be considered.
2. That Town Administration coordinate home occupation permit data with home occupation business licensing data.

(See also the "Business Licensing" recommendations above.)

7. Tourist Accommodation: Hotel Rooms (Number, Occupancy & Rate)

Data

Hotel & Motel Rooms (Canmore & Harvie Heights)	1998
Total Number of Rooms	1,240
Average Occupancy Rate	67.9%

Threshold

The theoretical threshold for hotel rooms would be an ideal average occupancy rate (not too low and not too high...say 75%...the industry standard should be determined).

Observations

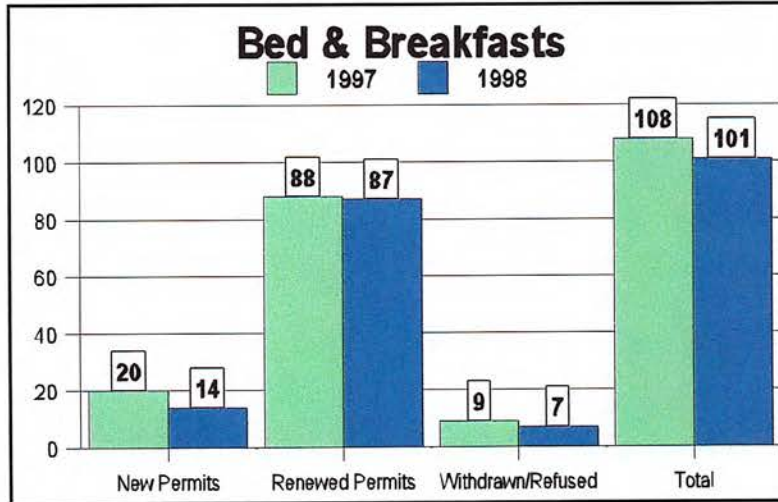
Data was only compiled for the first time in 1998. Tourism Canmore/Kananaskis will be collecting occupancy rate and average room rate data monthly in the future (and REVPAR - revenue per available room), as well as compiling a visitor profile.

Recommendation

That research be conducted to determine the supply and demand for various categories and price ranges of hotels and rooms, and the estimated build out numbers.

8. Tourist Accommodation: Bed & Breakfasts

Data



Threshold

The Town Planning Department currently informally tries to limit the number of permits in each residential neighbourhood. B & B's are currently undergoing review during the new *Land Use Bylaw* process. Some of the proposed changes include limiting density in residential areas, resident ownership and parking requirements.

Observations

B & B permit information was first collected in 1997. A new method of collecting data was established in 1998, this method will be used in the future. B & B's are clearly an important and growing form of tourist accommodation.

Recommendation

That the new Bylaw criteria for approving Bed & Breakfast applications be studied for effectiveness.

9. Parking (Current Amount & Buildout)

Data

Peak Parking Accumulation	Thurs.	Use	Sat.	Use	Capacity	Handicap
Town Centre On-Site	154	74%	104	42%	248	1
Town Centre Off-Site	261	59%	188	42%	444	0
Town Centre On-Street	234	72%	204	63%	325	4
Gateway On-Site	173	67%	188	73%	258	9
Totals	679	67%	496	49%	1,017	14

Threshold

Use nearing capacity.

Observations

Parking is adequate, however, considering traffic growth rates and the increase in the density of commercial development and population, an additional need for 100 stalls a year from the year 2000 is anticipated (see the 1998 Canmore Parking Study).

Recommendations

1. That an annual parking adequacy study be conducted and vehicles be counted in the census.
2. That more handicapped parking stalls be provided in key areas (see the 1998 Canmore Parking Study).

10. Cultural Events, Organizations & Facilities (& Use)

Data

Town of Canmore Budget	1998	1999	Variance
Special Events & Culture			
Revenue	\$ 30,000	\$ 28,000	\$ (2,000)
Expense	\$ 172,700	\$ 153,950	\$ (18,750)
Surplus/Deficit	\$(142,700)	\$(125,950)	\$ 16,750
Recreation			
Revenue	\$ 332,700	\$ 359,950	\$ 27,250
Expense	\$ 229,300	\$ 250,150	\$ 20,850
Surplus/Deficit	\$ 103,400	\$ 109,800	\$ 6,400

Grants - 4/98 to 6/99			
Canada Day	\$5,000	MAF - Vic Lewis Band Festival	\$6,000
Centennial Museum	\$10,000	Community Arts Commission	\$2,675
Central Wolf Project	\$1,500	MAF - Cultural Directory	\$500
Tourism Canmore	\$2,500		

Cultural events, organizations and facilities inventory (from the *Mountain Arts Foundation*) and data on use.
Threshold

GMS Cultural Support Program recommendations (GMS p. 23) and Vision 2015 (GMS p. 6). No net decrease in funding, grants, events and facilities.

Observations

The *Mountain Arts Foundation* (MAF) was formed in 1997 and Canmore has a Special Events Coordinator. Recreation receives considerably more funding than culture. This should be reevaluated along with the sources of revenue for each area.

Recommendations

1. That the format for an annual T & M cultural report be developed (with the MAF), and consistent, comparable annual data collected (including use of facilities and demand for new facilities).
2. That the Cultural Resource Directory be funded and produced annually (further defining its categories and distinguishing between public and private facilities).
3. That the Town's 1993 Cultural Policy be updated and be a formal Town policy document.
4. That a template be developed and implemented to track and gather data on the commercial significance (economic impact) of Canmore's cultural events, organizations and facilities.

A template to measure the economic impact of events, organizations & facilities.



APPENDIX I

Appendix E of the 1995 Growth Management Strategy Report document identifies the items suggested for measurement under the *Thresholds and Monitoring Program* as follows.

Land Base Map:

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Cumulative environmental impacts of development (biosphere project). 2. Commitment of local and regional authorities (to "green area", etc.). | <ol style="list-style-type: none"> 3. Quantity of critical habitat. 4. Wildlife corridors. 5. Habituation of wildlife. 6. Per capita green space. |
|---|---|

Residential Component:

Community Housing Needs

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Percent of gross household income spent on basic accommodation. 2. Total dwelling units, permanent/non-permanent, occupants/unit, ownership, etc. 3. Rental units, types, rent, occupants, vacancy rate. 4. Market value of existing stock. 5. Annual resales in defined categories. 6. Distribution of total family incomes. 7. Staff accommodation units, occupants and rent. | <ol style="list-style-type: none"> 8. Air quality. 9. Water quality. 10. Per capita residential and commercial water consumption. 11. Traffic flows and intensities. 12. Noise and light levels. |
|--|---|

Natural Environment Issues

Social Environment Monitoring

13. Demand for social services (including health care, counselling and mental health).
14. Demand for community services.
15. Per capita incidence of social pathology.

Commercial Component:

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Annual assessment of commercial tax base & variance from targets. 2. Level of new business activity (including expansions, home businesses & cultural). | <ol style="list-style-type: none"> 3. Projected future commercial development activity. 4. Unemployment rate. 5. Progress on streamlining. |
|---|---|

The Thresholds and Monitoring Committee has refined and expanded this list of items to be monitored as follows, and has arranged them under four headings - *Environmental Indicators*; *Residential Indicators*; *Social Indicators*; and *Commercial Indicators*. The status of each indicator is also noted in accordance with the following key.

D = Baseline Data Collected (some incomplete & most dating back only one year);
T = Threshold Established;
O = Observation(s) Made;
R = Recommendation(s) Made.
 ** = Indicators not included in this report because information was either not available, not able to be collected, or of insufficient interest or importance.

Environmental Indicators

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Ecological Integrity/Biological Diversity (Animals, Birds, Aquatics, Vegetation, etc.) <i>DTOR</i> 2. Quantitative Mapping of Land Uses in Canmore & Aerial Photographs <i>DOR</i> 3. Status of Non-Developable Lands (trails, wildland parks, easements, etc.) <i>TOR</i> 4. Wildlife Movement Corridors & Habitat Patches <i>TOR</i> 5. Human/Wildlife Incidents, Mortality & Habituation of Wildlife <i>DTOR</i> | <ol style="list-style-type: none"> 6. Trail Systems <i>T**</i> 7. Air Quality <i>TOR</i> 8. Water Quality <i>DTOR</i> 9. Chemical Management <i>**</i> 10. Noise Levels <i>**</i> 11. Fire Safety & Prevention Initiatives <i>**</i> 12. Educational Initiatives on Human Use of Protected Areas, Conservation & Recycling <i>R</i> |
|--|--|

Residential Indicators

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Population Growth <i>DTOR</i> 2. Number of Non-Permanent Residents <i>DOR</i> 3. Residential Land Use Approvals <i>T**</i> 4. Residential Building Permit Approvals & New Construction/Development <i>T**</i> 5. Undeveloped Residential Lots <i>D**</i> 6. Total Dwelling Units & Occupancy Rate Per Unit <i>D**</i> 7. Rental Units (Number, Type, Rent & Vacancy Rate) <i>DTOR</i> 8. Staff Accommodation Units (Number, Type, Rent & | <ol style="list-style-type: none"> Demand) <i>**</i> 9. Number of Legal Suites <i>**</i> 10. Percent of Household Income Spent on Accommodation <i>**</i> 11. Market Value of Existing Residential Stock <i>DO</i> 12. Public Parks & Playgrounds in Urban Areas (Per Capita Urban Green Space) <i>**</i> 13. Percentage of Municipal Reserve & Environmental Reserve <i>T**</i> 14. Modes of Transportation, Plans, Flows & Intensities <i>DTOR</i> |
|--|---|

- 15. Water Consumption Per Capita *DTOR*
- 16. Sewage Capacity & Demand *DTOR*
- 17. Garbage Per Capita (Household, Commercial & Landfill) *DTOR*

- 18. Recycling Per Capita & Percent Products Recycled *DOR*
- 19. Electricity & Natural Gas Consumption Per Capita *DOR*

Social Indicators

- 1. Community Resource Centre Services & Requests for Service **
- 2. Number & Type of Volunteer Organizations **
- 3. Christmas Hampers Distributed **
- 4. Seniors' Services (Taxi Passes, Lifeline, Meals on Wheels, Disabled Handy Helpers, etc.) **
- 5. Seniors' Accommodation (Supply & Demand) *DTO*
- 6. Continuing Care (Long Term Care) *DTOR*
- 7. Daycare Facilities *DTOR*
- 8. Food Bank Supply & Demand (Hampers Distributed, Resources, etc.) *DTO*
- 9. School Graduates (Number & Standard) **
- 10. School Leavers & Drop-Out Rate **
- 11. Pupil/Teacher Ratios **
- 12. Crimes Against Persons and Property *DTOR*
- 13. Adults & Youths on Probation **
- 14. Domestic Violence *DTO*
- 15. Day Care Facilities & Demand (Children Enrolled &

- Demand for Licensed Day Care, etc.) **
- 16. Library Facilities & Use (Members, Borrowing, etc.) **
- 17. Employment Insurance Requests **
- 18. Employable 18 to 24 Year Olds **
- 19. Demand for Benevolent Funds **
- 20. Alcohol & Drug Addiction Facilities (Requests for Assistance, etc.) **
- 21. Child Welfare & Handicapped Children's Services *DTOR*
- 22. Income Support Caseloads *DTOR*
- 23. Births (Teen Births, Low Weight Births, etc.) **
- 24. Mortality Rate **
- 25. Sexually Transmitted Disease **
- 26. Demand for Health Care/Hospital Services **
- 27. Demand for Mental Health Services **
- 28. Alcohol Sales **

Commercial Indicators

- 1. Unemployment Rate *DTO*
- 2. Employment by Industry *DTOR*
- 3. Wage/Salary Levels by Industry **
- 4. Cost of Living *TR*
- 5. Tax Base (Commercial versus Residential) *DTOR*
- 6. Business Licensing (Number & Type) *DOR*
- 7. Home Businesses *DOR*
- 8. New Business Activity *O* **
- 9. Business Turnover *O* **
- 10. Tourist Accommodation: Hotel Rooms (Number, Occupancy & Rate) *DOR*
- 11. Tourist Accommodation: Bed & Breakfasts *DTOR*

- 12. Commercial Space (Total Square Feet, Cost & Buildout) *T* **
- 13. Industrial Land (Current Amount, Cost & Buildout) *T* **
- 14. Parking (Current Amount & Buildout) *DTOR*
- 15. Floor Area Ratio by Zone *DTO* **
- 16. Cultural Events, Organizations & Facilities (& Use) *DTOR*
- 17. Cultural, Historical, Recreational & Spiritual Sites **
- 18. Adult Education Facilities, Programs & Use **
- 19. Economic Development Initiatives **

Indicator Area	Number of Indicators	Some Data Collected		Thresholds Established		Observations Made		Recommendations Made		Included in Report
ENVIRONMENTAL	12	4	33%	7	58%	7	58%	8	66%	8
RESIDENTIAL	19	12	63%	9	47%	10	53%	9	47%	10
SOCIAL	28	8	29%	8	29%	8	29%	5	18%	8
COMMERCIAL	19	10	53%	10	53%	12	63%	9	47%	10
TOTALS	78	34	44%	34	44%	37	47%	31	40%	36

APPENDIX II

Priority Indicators for Data Gathering in 1999/2000

Environmental Indicators

1. Quantitative Mapping of Land Uses in Canmore & Aerial Photographs
2. Wildlife Movement Corridors & Habitat Patches
3. Air Quality
4. Water Quality
5. Fire Safety & Prevention Initiatives
6. Educational Initiatives on Human Use of Protected Areas, Conservation & Recycling

Residential Indicators

1. Residential Land Use Approvals
2. Residential Building Permit Approvals & New Construction/Development
3. Undeveloped Residential Lots
4. Total Dwelling Units & Occupancy Rate Per Unit
5. Rental Units (Number, Type, Rent & Vacancy Rate)
6. Staff Accommodation Units (Number, Type, Rent & Demand)
7. Percent of Household Income Spent on Accommodation
8. Recycling Per Capita & Percent Products Recycled

Social Indicators

1. School Graduates (Number & Standard)
2. School Leavers & Drop-Out Rate
3. Pupil/Teacher Ratios
4. Adults & Youths on Probation
5. Employment Insurance Requests
6. Employable 18 to 24 Year Olds
7. Alcohol & Drug Addiction Facilities (Requests for Assistance, etc.)
8. Demand for Health Care/Hospital Services
9. Demand for Mental Health Services

Commercial Indicators

1. Wage/Salary Levels by Industry
2. Cost of Living
3. Business Licensing (Number & Type)
4. New Business Activity
5. Business Turnover
6. Tourist Accommodation: Hotel Rooms (Number, Occupancy & Rate)
7. Commercial Space (Total Square Feet, Cost & Buildout)
8. Industrial Land (Current Amount, Cost & Buildout)
9. Cultural Events, Organizations & Facilities (& Use)
10. Adult Education Facilities, Programs & Use
11. Economic Development Initiatives



APPENDIX III

1995 Growth Management Strategy Report Vision of Canmore, 2015

In creating the 1995 Growth Management Strategy, the participants were guided in their discussions by a series of statements which envisioned the community at its best in the year 2015. In summary, Canmore in 20 years is a Town that prides itself in *sense of community*, described in the following statements.

In 2015, Canmore prides itself on its friendly, caring and neighbourly lifestyle. People are welcomed in our Town - as old friends or new neighbours, as regular visitors or as guests and tourists. Our strong sense of community pride grows from the diversity of people who have chosen to make this community their home and the diversity of interest and skills they bring with them to share with others.

We foster participatory democracy at all levels of municipal decision-making and we are providing for the needs and safety of all our citizens through:

- planning for a mix of housing integrated into the environment, meeting a wide range of individual needs
- high quality of educational and retraining opportunities for citizens
- superior levels of vital community support services
- support for a full range of recreational opportunities

In 2015, the quality and beauty of the Bow Valley is a source of community pride for the citizens of Canmore. While recognizing that the beauty of the surrounding natural environment is the primary source of economic activity for the community, Canmore is a showcase for the world in how we manage a community in an environmentally sensitive and significant area. Canmore's success in attaining this standing is based on the following principles:

- promotion and development of a strong and enduring respect for our natural surroundings in all of its citizens and visitors
- the creation of opportunities for citizens and visitors to enjoy and appreciate Canmore's natural environment in all its diversity
- a system of environmentally sensitive areas including wildlife corridors has been established and is actively preserved and protected

In 2015, Canmore is a vibrant community enjoying a healthy and broad economic wellbeing for its citizens. Canmore's prosperity is derived primarily from a tourism industry based on appreciation of the mountain environment. The Town is also recognized as a centre of expertise in environmental planning, management and public education. Much of the community's business base remains locally owned and operated.

The success of Canmore's economic strategy owes much to the on-going partnership of business, government and community. Through the partnership a harmonization of objectives has been achieved ensuring wise management of the abundant natural, human, and financial resources located within the Canadian Rockies ecosystem.

The community's continuing objectives for economic well being are:

- to ensure the tax base is sufficient to fund facilities, amenities and activities desired by the citizens ...
- to ensure local economic activity produces sufficient and varied employment for residents and youths
- to ensure values and desires of visitors are harmonized with values and desires of the residents
- to ensure that the paths chosen to reach our objectives are consistent with community's desire to preserve the natural environment as the key asset of the region.

In 2015, Canmore is a community that nurtures a creative and productive cultural sector. We welcome and provide opportunities for diverse cultural expression by acknowledging and integrating cultural requirements into all aspects of community life. We enjoy:

- public policy that encourages and celebrates cultural activity which in turn shapes a community identity, nurtures a community spirit and enhances the quality of life for all our citizens and guests
- planning architecture that provides accessible and innovative public venues and which integrates affordable workshops/studio space into community developments
- education and celebration opportunities for local and international participants, amateur and professional, young and old, from summer arts festivals to schools, concerts and permanent historical displays.

In 2015, Canmore is recognized as an ideal community which has learned how to manage its own growth in a very wise and strategic way - for the betterment of all who live in and visit our special mountain community.

APPENDIX IV

Acknowledgements

The Thresholds and Monitoring Committee and the Town of Canmore would like to express their profound appreciation for the cooperation and support received in preparing this report from the numerous members of our community groups, organizations, agencies and administrative staff. Particular thanks go to the committee itself.

Past members: Doug Churchill, Brenda Davison, Leslie DeMarsh, Bert Dyck, Mara King, Richard Melchin, Brenda Stanton and Geneviève Wright.

Current members: Tom Atkinson, Ron Casey, Anthony Harckham, Frank Kernick, Jim Kievit, Meg Nicks, Jase Vanover, Simon Vieyra and Merrill Wattie (*1999 T & M Coordinator:* Mara King).

