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Canmore Community Monitoring Program

2003 Report



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EXECUTIVE SUMMARY

The purpose of this report is to monitor and evaluate trends developing in Canmore. In many cases, current progress is compared to thresholds set in the Town of Canmore Growth Management Committee (GMS) 1995 Strategy Report. An updated community visioning process should be undertaken to incorporate new data and trends and to raise community awareness. The GMS report recommended that “a thorough major review of the GMS be conducted every 5 years.” It is estimated that only about one quarter of the current population lived in Canmore when the GMS report was being developed. Updating the report would allow incorporation of the wants and needs of Canmore’s current population. The following report focuses on the demographic, social, economic and environmental issues that Canmore faces.

Canmore could be described as being composed of three communities instead of one: seasonal service workers, the permanent population and the non-permanent population. Each of these groups has different social needs and rates of growth. Although information from the other groups is included where possible, the main focus of this report is on the permanent population, because data is limited from the other groups.

Demographic

Canmore is continuing to grow, but at a slower rate than it did during the previous decade. The permanent population was 11,458 in 2003, having grown by 18% in the past five years. The high turnover rate of the population remains a concern, with 2,526 people (22%) having left Canmore in the last two years. However there is a growing percentage of people who have lived in the community for 6 years or longer. Canmore is getting older as a community, with rapid growth in the 45-65 year age groups, while the total number of 0-19 year olds has increased only slightly.

The rate of growth of the non-permanent population is almost four times the rate of the permanent population. The non-permanent population was 2,763 in 2003. The Town of Canmore’s non-permanent population survey planned for 2004 will help better understand this portion of the population, their activities and needs for services.

The number of dwellings under construction each year continues to rise, while the proportion of homes owned by the permanent population decreases. Occupancy rates have not increased with the population growth suggesting that the availability of dwellings is keeping up with the demand. Canmore’s neighborhoods are also changing to include more multi-family dwellings.

Although Canmore has a smaller percentage of single parent families than Alberta and Canada, Canmore’s increasing proportion of single parent families suggests a need for corresponding increases in support services in the community.

Social

Canmore is a relatively safe community compared to many other Alberta communities. There continues to be a wide range of volunteer and non-profit organizations in the community. There is also a high level of community use of the public library.

An increased number of school boards in Canmore has resulted in division of resources and increases in administrative costs, but also provided more educational choices for Canmore families. A greater percentage of adults in Canmore have attained higher levels of education than the averages for Alberta or Canada.

Canmore's unemployment rate is relatively stable and at a low level. This can be explained, in part, by the fact that it is a difficult place to live if unemployed. The cost of living in Canmore is increasing mainly due to rapidly rising housing costs. Because of this it is becoming more difficult to live in Canmore on income support, since support levels have not increased in many years. There is a growing percentage of Canmore's population relying on food bank services. In general, it is difficult for individuals to stay in Canmore if they are marginalized. This means that many of those requiring income support services may be forced to leave. Information is needed on who is leaving the community and why, in order to develop social programs to enable people to stay in the community.

Economic

The low unemployment rate and high participation rate are due to a strong demand in the labour market and the high cost of housing in Canmore. These create challenges for both businesses and workers. The higher median household incomes in Canmore may be a reflection of high participation rates (especially of women) in the job market and dual income families.

Tourism continues to be a major component of the economy, making Canmore susceptible to fluctuations in both national and international tourism markets. The construction industry is also an important source of employment and economic stimulus, however the current level of activity is not expected to be sustainable at full build-out. Economic plans should be in place for 2015 when this is projected to occur. These factors demonstrate the need for a diversified economy.

Since 1995 average house prices have risen by 110%, with a 27% increase from 2002 to 2003. High rental rates and low vacancy rates puts increased pressure on low income residents. In 2001, the median household income was below that needed to purchase the average priced single family or duplex home in Canmore. To address this situation, the Town of Canmore has encouraged new affordable housing development through a variety of initiatives.

The value of residential and commercial building permits issued more than doubled between 2001 and 2003. Even when there is strong growth in the commercial building permits, it is simply outpaced by the residential growth. The 60/40 residential/commercial split should be reevaluated to determine if it is a realistic goal for Canmore and then plans put in place to reach the set goal.

Environmental

In 1999 the Town of Canmore adopted an Environmental Strategy as one of its six core strategies. The Environmental Strategy is “to protect Canmore's unique environment through innovative initiatives and policies that minimize the negative impacts of human intervention”.

The growth of Canmore’s footprint and population have increased pressure on the natural resources and surrounding lands and wildlife. As part of this strategy to minimize negative impacts, Canmore has set goals for reducing water consumption, solid waste, and energy use/greenhouse gas emissions. Managing wildlife attractants through measures such as installing bear-proof garbage containers has greatly reduced the number of food-related bear reports in the town. Public awareness and education are highlighted as key components of these strategies.

To help protect ecological integrity and maintain viable populations of wildlife, additional lands have been designated as protected areas and more sections of the wildlife corridor network have been formalized. To maintain the connectivity of the corridor and habitat patches, wildlife crossing structures are being built over the Rundle Forebay and under the Trans-Canada Highway at Deadman’s Flats.

After decades of fire suppression the forests near Canmore lack diversity, present a significant fire risk, and are prone to attack by mountain pine beetles. A number of vegetation modification initiatives are ongoing as part of a regional strategy to reduce the risk of wildfire, forest disease and pests, and to increase the diversity of habitats.

The highway and railway are sources of mortality for wildlife, while the increasing population and popularity of Canmore presents challenges for managing gridlock, parking, and promoting alternative forms of transportation. Air quality is generally acceptable, but forest fires, and increasing numbers of vehicles on the highway and streets could have negative impacts.

PREFACE

The Program

The Canmore Community Monitoring Program (CCMP) was established to monitor and evaluate trends developing in the community. This was a recommendation in the 1995 Growth Management Strategy Report. The Canmore Community Monitoring Program is designed to assist with municipal and community decision-making; serve as part of an early detection system that assists in identifying risk areas that threaten the health of the community; and present a snapshot of the community's progress towards its vision (the Vision of Canmore, 2015). The program was previously known as the Thresholds & Monitoring Program (T&M).

The Monitoring Program involves...

- identifying indicators to be tracked in the demographic, social, economic and environmental sectors;
- developing baseline data for each indicator, including current statistics and historical figures for Canmore, provincial or national averages, and comparative data from similar relevant locations where possible;
- establishing thresholds for indicators when appropriate (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 where available; and
- reporting annually to Canmore Town Council and the Public on the general health of the community, identifying areas requiring further attention or where progress has been made.

The Indicators

An indicator provides information about an issue or condition. A trend shows the direction in which the issue or condition is heading over time. As this program continues to develop, the indicators will be further refined and more precisely and consistently measured.

The Thresholds

A threshold is a federal, provincial or locally accepted standard. In this report, some of the indicators have thresholds; others still need to be developed.

The Report

This report is based on the most current data collected to date. For instance, federal statistics are from 2001 Census of Canada and demographic data is from the 2003 Canmore Census. Comparative data is included where appropriate or available. Indicators are restricted to data that is currently being collected.

The report begins with an Executive Summary highlighting the trends that have been developing. The body of the report is divided into Demographic, Social, Economic, and Environmental Sectors, each with several indicators. The layout of each indicator consists of a definition, a graph or table, a threshold (if developed), observations, interpretations) and the source of the data.

The indicator information and data collected by the Canmore Community Monitoring Program is available from the Town of Canmore or the Biosphere Institute of the Bow Valley in a separate Appendix document. This report and the appendix are available on-line at www.canmore.ca.

Preceding Documents

- Town of Canmore Growth Management Strategy Committee 1995 Strategy Report - June 1995.
- Canmore Growth Management Strategy: Thresholds & Monitoring Program 1999 Report - September 1999.
- Canmore Community Monitoring Program 2001 Report - November 2001.

These reports are available at the Town of Canmore, The Biosphere Institute Resource Centre and the Canmore Public Library.

Acknowledgements

We would like to express appreciation to the agencies, organizations and individuals who provided the information for this report. We would also like to thank all the people who participated in the workshops and reviewed the document.

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The following is an excerpt from the Town of Canmore Growth Management Committee (GMS) 1995 Strategy Report. In many ways Canmore is working towards this vision. There is a need to update this vision based on current trends and the wants and needs of the current population. It is estimated that only about one quarter of the current population lived here when this document was being developed. The GMS 1995 Strategy Report recommended that “a thorough major review of the GMS be conducted every 5 years.”

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 will be 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 well being 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 of the community
- ▶ 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.

DEMOGRAPHIC INDICATORS

Trends

Although Canmore's population continues to grow, it is at a slower rate than it has been in recent years. In 2003, Canmore's permanent population was 11,458 having grown by 18% in the previous five years. The high turnover rate of the population remains a concern, with 2,526 people (22%) having left Canmore in the last two years. However there is an increasing percentage of people who have lived in the community for 6 or more years.

The rate of growth of the non-permanent population is almost four times the rate of the permanent population. This trend is likely to continue due to the current types of development being undertaken. In 2003, the ratio of permanent to non-permanent residents was 81:19. The combined permanent and non-permanent population of Canmore is 14,221. The Town of Canmore's non-permanent population survey planned for 2004 will help better understand this portion of the population, their activities and needs for services.

Canmore is getting older as a community, with rapid growth in the 45-65 year age group, while the total number of 0-19 year olds has increased only slightly. Canmore's neighborhoods are also changing to include more multi-family dwellings. Both legal and illegal suites provide additional income for home-owners and an affordable housing option for tenants.

The number of dwellings under construction each year continues to rise, while the proportion of homes owned by the permanent population drops. The percent of dwelling units occupied by the non-permanent population dropped slightly from 2001 to 2003 but is still close to 20% maximum recommendation for the non-permanent occupancy suggested in the GMS. There has been a decline in ownership of dwelling units by residents and an increase in renting.

Although the population has increased dramatically over the years reported, there has not been a corresponding increase in average occupancy rates, suggesting that the available dwellings are keeping up with the demand.

Although Canmore has a smaller percentage of single parent families than Alberta and Canada, Canmore's increasing proportion of single parent families and increasing proportion of children of single parent families suggest a need for corresponding increases in support services in the community.

Introduction

The eight key indicators presented in this section reflect the size, growth, turnover and age structure of the population, the mix of permanent and non-permanent residents, the type of accommodation and the occupancy rate, the family composition and the cultural diversity of Canmore.

Population

1. Population, Migration and Length of Residency
2. Non-Permanent Population
3. Age Structure of the Population

Housing

4. Dwelling Unit Types
5. Tenancy Status of Dwelling Units
6. Occupancy Rates

Household

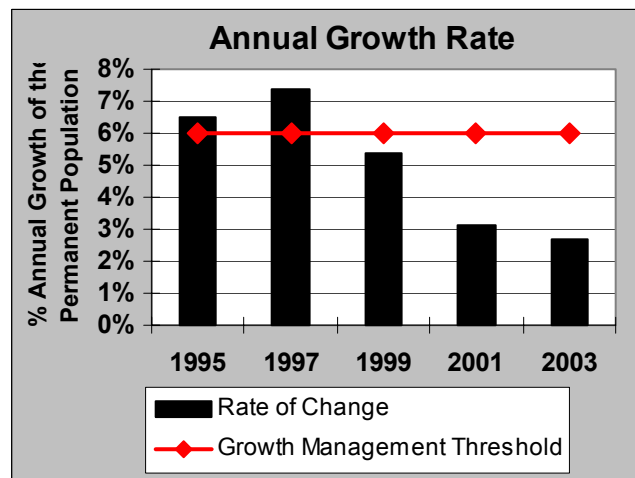
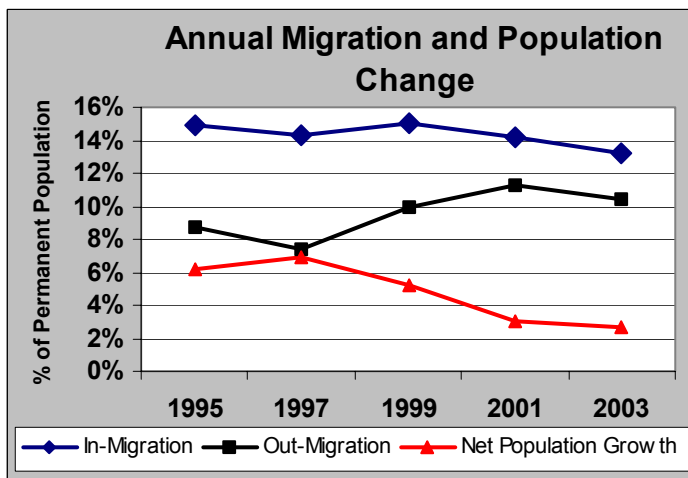
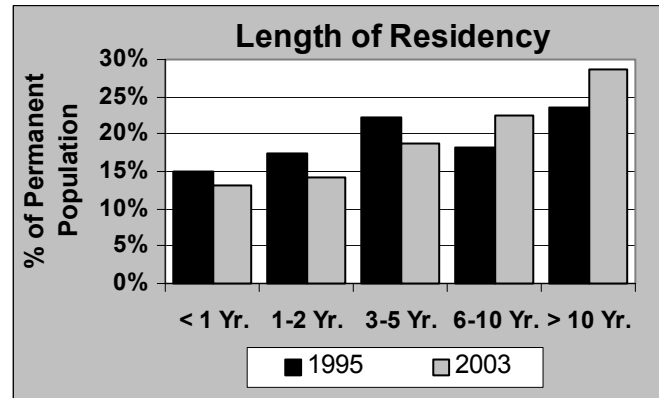
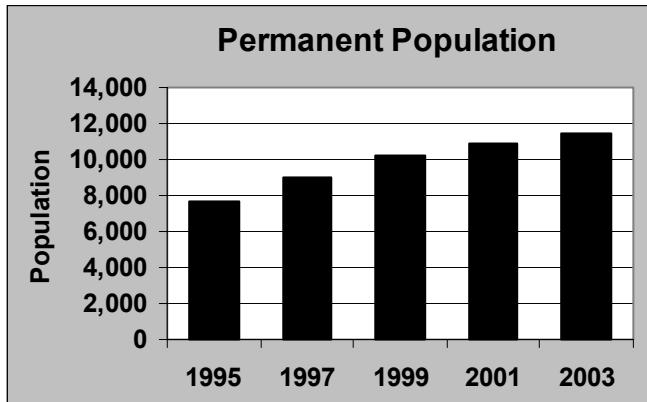
7. Family Composition

Diversity

8. Mother Tongue, Immigration and Cultural Diversity

1. Population, Migration and Length of Residency

The Town of Canmore's maximum population will be restricted by its land base, which is surrounded by provincial and federal parks and protected areas, and its zoning. The town's rate of growth will be a factor in the health of this growing community, changing infrastructure and community service needs. Other important indicators of community health include the length of residency in the community, migration, and population turnover.



Source: Canmore Census

Note: The Canmore Census was not conducted in 2002. 2003 growth rates were estimated at 50% of the 2-year growth rate.

Notes regarding migration: The Headwaters Health Authority reports that birth and death rates are fairly stable so population growth in the region is largely due to migration (Headwaters Health Status Report Card Summary Report, 2002). In-migration is derived from the Canmore Census using the number of residents who have lived in Canmore for one year or less, while out-migration is calculated as in-migration less net population growth. Out-migration is equivalent to the calculation used to calculate population turnover in the 2001 Canmore Community Monitoring Program Report.

Threshold:

The 1995 Growth Management Strategy recommended bringing the net population growth rate to 6% per annum by 1999, and not more than an average of 6% in the years 2000-2005.

Observations:

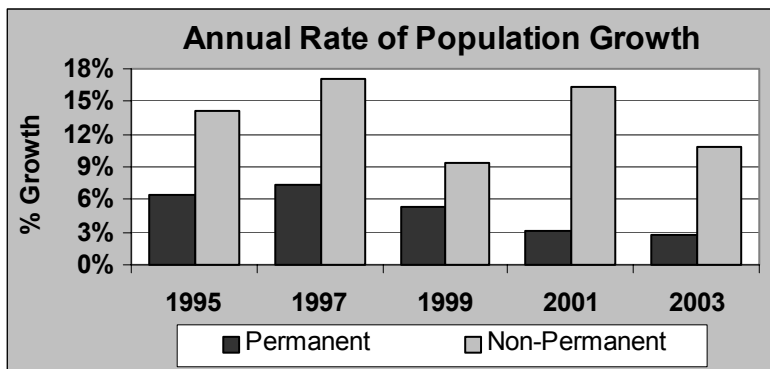
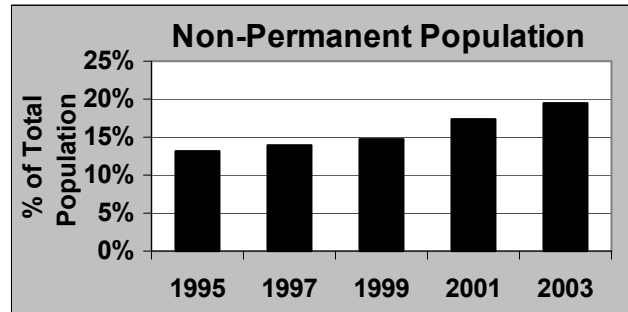
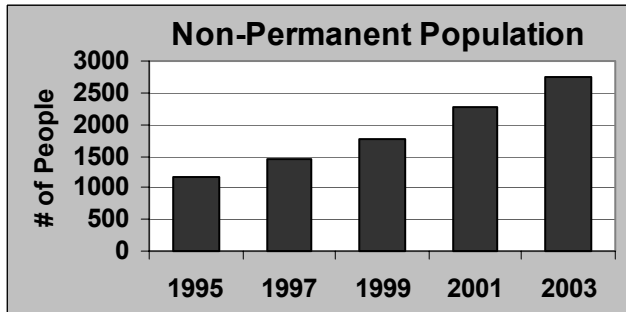
1. The permanent population of Canmore reached 11,458 in 2003, with a growth rate of 5.7% over the two year period since the last census (average 2.85% per year).
2. The population growth rate has varied widely between 1993 and 2003, from a high of 10% in 1996 to a low of 2.7% in 2000. The average growth rate has dropped considerably during the last few years.
3. The 10-year average growth rate is 5.7%.
4. The population of Canmore has grown by 18% over the past 5 years.
5. There continues to be a high population turnover in Canmore even with the recent trend of people staying longer. As of the 2003 census, 3141 residents (27%) had moved to Canmore in the past two years, whereas Canmore had only a net population gain of 615 people (5.7%). This means 2526 people (22%) have left Canmore in the last two years (11% average per year).

Interpretation:

1. Since 1999 the growth rate has remained below the 6% maximum recommended in the Growth Management Strategy (1995). Since 2000 the rate has remained at 3.1% or lower, well under the maximum level recommended.
2. The high turnover of the population remains a concern. It would be useful to know why people are leaving the valley and who they are (e.g. do they have school age children), even though this data would be difficult to collect. It would also be helpful to know what support/resources are needed by those who choose to stay. Some of the turnover may be due to transient workers who come here on a seasonal or short-term basis, however many of these are not captured in this data as they are not present during the census months (May and June).

2. Non-Permanent Population

Canmore is a popular destination for weekend residents and second home buyers, who reside in the town on a part-time basis. Tracking changes in the non-permanent population provides a more complete picture of the community and allows for better estimations of a variety of needs and services that may be affected by this component of the population.



Note: The Canmore Census was not conducted in 2002. 2003 growth rates were estimated at 50% of the 2-year growth rate.

Source: Canmore Census

Threshold: See Section 5 (Tenancy Status of Dwelling Units) for the non-permanent/permanent occupancy threshold.

Observations:

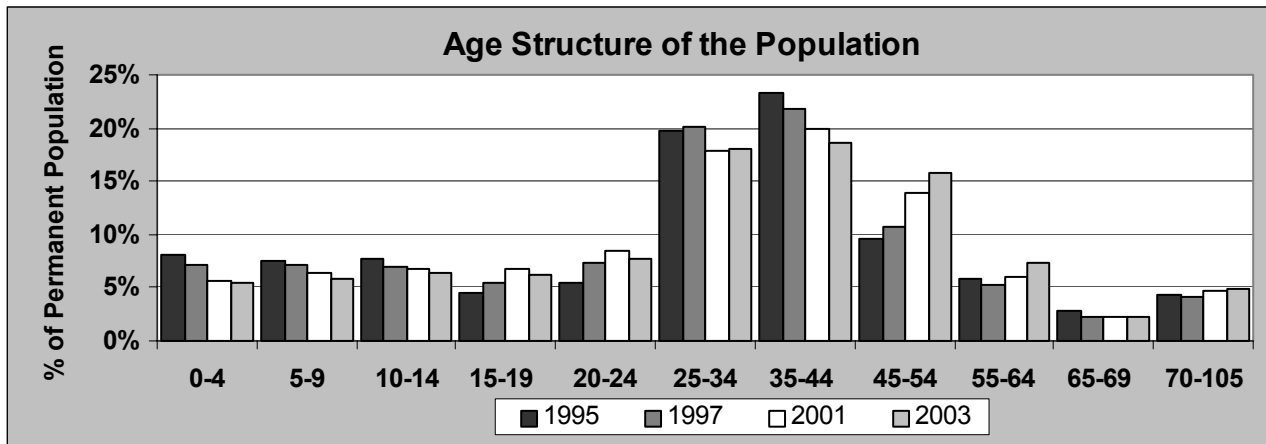
1. In the two year period up to the 2003 census, the 21.6% (average 10.8% per year) growth rate in the non-permanent population is 3.8 times that of the 5.7% (average 2.85% per year) growth rate in the permanent population.
2. In 2003, the proportion of the permanent population (11,458) to the non-permanent population (2,763) is 80.6 percent to 19.4 percent. The combined permanent and non-permanent population of Canmore is 14,221.

Interpretation:

1. There is a lack of, and a current need for, more data regarding the non-permanent population and their activities and needs for services. Some of these issues will be addressed by the Town of Canmore's non-permanent population survey planned for 2004.
2. The GMS recommendation and threshold regarding the non-permanent population only apply to the occupancy of housing stock which is discussed in Section 5 (Tenancy Status of Dwelling Units).
3. The current trend of the non-permanent population growing at a faster rate than the permanent population is expected to continue, considering the current types of development being undertaken.

3. Age Structure of Population

The age structure of the population is an important indicator for determining current and future community needs. These include the demands on programs and facilities for children and seniors, as well as demands on the health care system.



Source: Canmore Census

Observations:

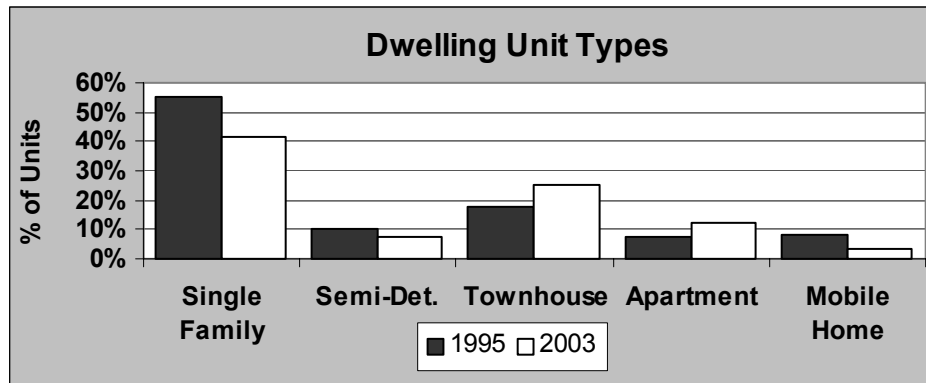
1. Compared to 1995 and 1997, in recent years there has been a slight decrease in the lower age categories from age 0 to 14 years, in the adult 25 to 44 age brackets and the senior 65 to 69 age bracket. During this same period there has been an increase in the 15 to 24 age brackets and the 45 to 64 age brackets. Between 2001 and 2003, there was a 21% increase in the total number of 45-64 year olds in Canmore, while there were only 5 more 0-19 year olds (a 0.18% increase).

Interpretation:

1. The decrease in the percent of the population in younger categories and the increase in the 45-64 year old categories demonstrate that Canmore is getting older as a community.
2. Since 2001 there has been almost no change in the number of 0-19 year olds even though the population has grown. The number of 45-64 year olds has increased greatly, suggesting increased needs for services typically required by people in the 45-64 age groups.

4. Dwelling Unit Types

The types of dwelling units available in the community have important implications for affordability, housing density, and infrastructure requirements. The nature of housing in Canmore is changing as new areas are developed, and existing neighbourhoods are redeveloped.



Source: Canmore Census

Observations:

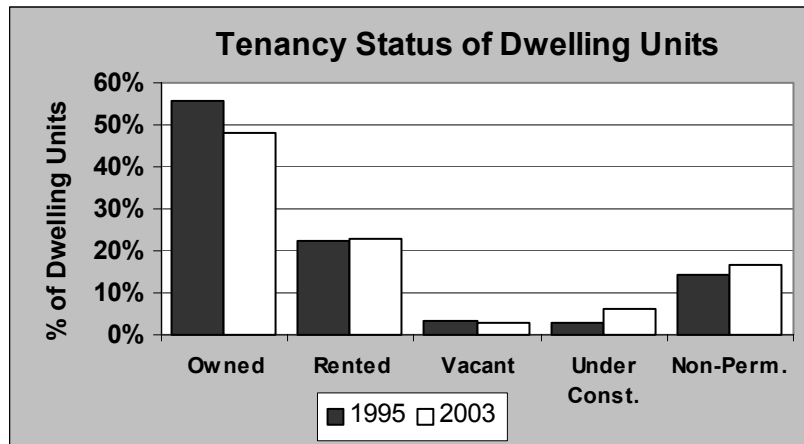
1. There has been a decrease in the proportion of single-family dwelling units since 1995.
2. There has been an increase in the proportion of multi-family types of dwelling units since 1995.
3. Two new categories were added to the 2003 Canmore Census (Single Family with Suite and Accessory Suite). In 2003 these two new categories housed 3.3% and 3.8% respectively, of the permanent population.

Interpretation:

1. The increasing number of multi-family dwellings reflects the construction of new townhouse and apartment units and the redevelopment of neighbourhoods with R2/R3/R4 zoning from single to multi-family units.
2. The addition of the two new categories of suites in the 2003 census means that care must be taken in comparing previous year numbers, particularly regarding semi-detached and single family dwellings.
3. It would be useful to consider defining an “affordable housing” category and including those numbers in the future.
4. Secondary suites provide additional income for home owners and an affordable housing option for tenants. Zoning regulations permit legal suites in certain neighbourhoods (e.g. R1B) while illegal suites in other neighbourhoods are common. The exact number of illegal secondary suites is unknown.

5. Tenancy Status of Dwelling Units

Tenancy status provides information on the number and proportion of dwelling units that are owned and those that are rented by occupants. It also demonstrates the number of units that are occupied by the non-permanent and permanent population. The number of dwelling units under construction is also included.



Source: Canmore Census

Threshold: The GMS Report states "the ratio of permanent and non-permanent occupants of housing stock should remain reasonably stable at 80% permanent and 20% non-permanent as the maximum desirable percentage of non-permanent population if housing is supplied for each segment".

Observations:

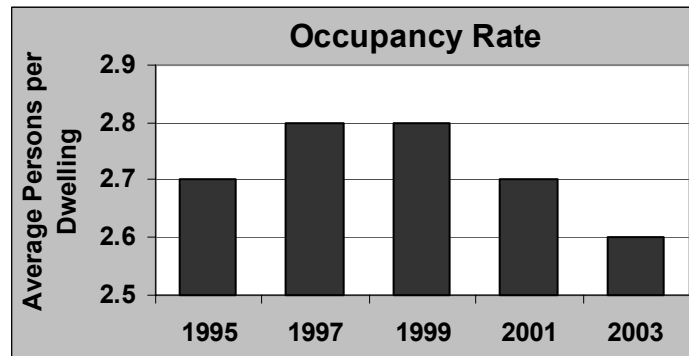
1. Since 1995, the total number of dwellings in Canmore has increased by 72% from 3,604 to 6,201 in 2003 whereas during that same period the permanent population has increased by 50%.
2. Prior to 2001, the number of dwellings under construction varied between a low of 110 in 1993 to a high of 222 in 2000. In 2001 this number jumped considerably (321) and rose even higher (376) in 2003.
3. While the proportion of homes owned by the permanent population was constant at 55 percent between 1993 and 1997, it fell below 50 percent (49.6%) in 2001 and dropped slightly lower (48.2%) in 2003.
4. The percent of dwelling units occupied by the non-permanent population has dropped slightly from 2001 to 2003 (from 17.2% to 16.8%), but has increased by 2.5% since 1995. At 16.8%, it is below the 20% recommendation for the non-permanent occupancy suggested in the GMS. However, if units listed as vacant, under construction, tourist homes, unknown, or no response are excluded from the total then 19.1% of the dwellings are occupied by non-permanent residents.
5. There has been a decline in ownership of dwelling units and an increase in renting.

Interpretation:

1. The increase in residential construction is expected, as Canmore is a growing community.
2. A review of the rationale for the current 80/20 threshold for the ratio of permanent and non-permanent occupants of housing stock should be undertaken as that level has almost been reached.

6. Occupancy Rates

This indicator measures the average number of people living in each type of household. Significant increases in these averages can translate into crowded conditions with related stresses within the households and within the community.



Source: Canmore Census

Observations:

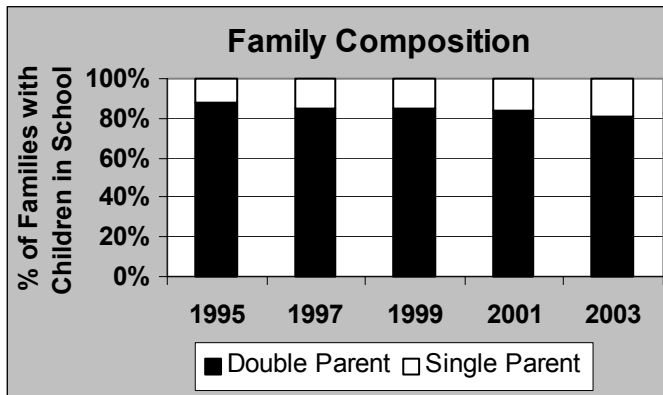
1. Occupancy rates in Canmore have remained relatively stable over the years reported, with an average of 3 persons per single family unit and an average of 1.8 to 2.7 persons occupying other dwelling categories.
2. In 2003, there was a decrease in the occupancy rate in apartments.
3. In 2003, there was a decrease in the occupancy rate in institutions.

Interpretation:

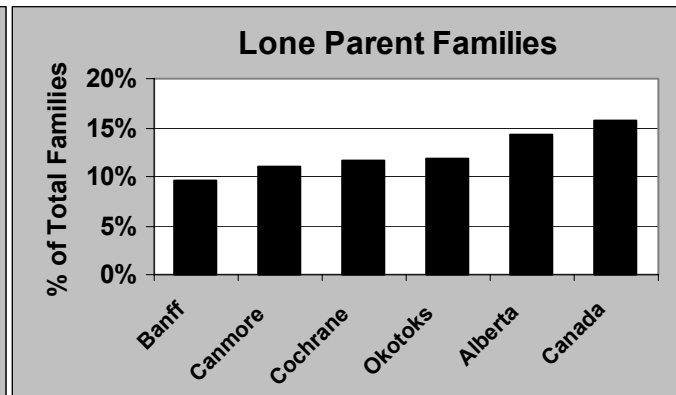
1. Although the population has increased dramatically over the years reported, there has not been a corresponding increase in average occupancy rates, suggesting that the available dwellings are keeping up with the demand.
2. The addition of two categories in 2003 (Single Family with Suite and Accessory Suite) should be considered in comparisons to previous data.

7. Family Composition

Family composition is a standard indicator of socio-economic stress. Generally, two parent families with fewer children are, on average, under less social and economic pressure than single parent families, or families with an above average number of dependent children. Typically, families with a single parent have been found to be most in need of social and economic support services.



Source: Canmore Census



Source: 2001 Census of Canada

Observations:

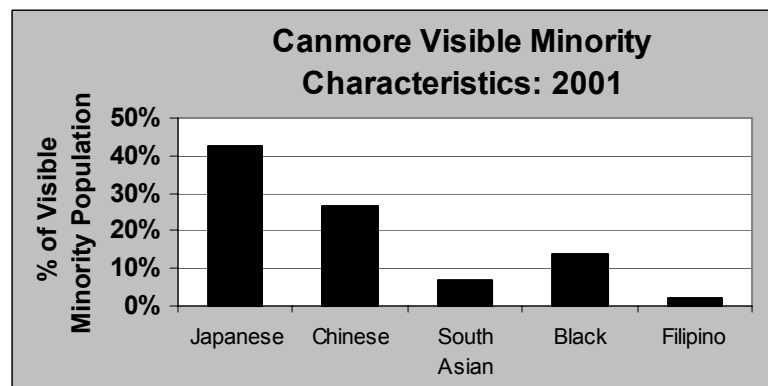
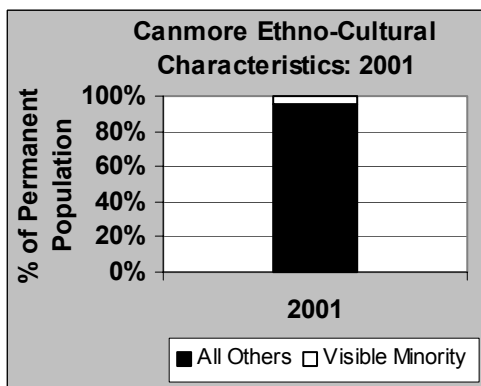
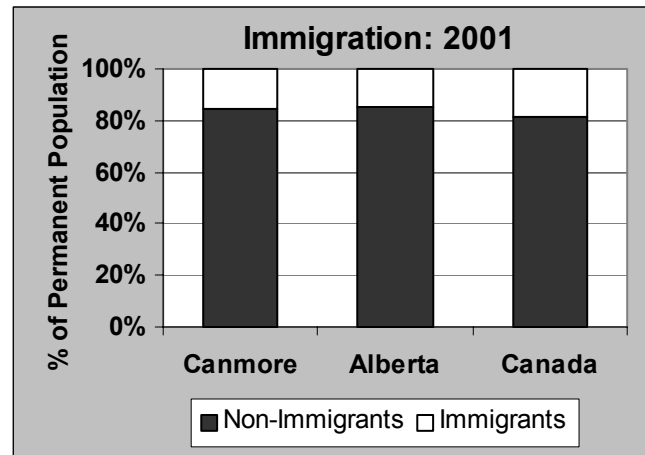
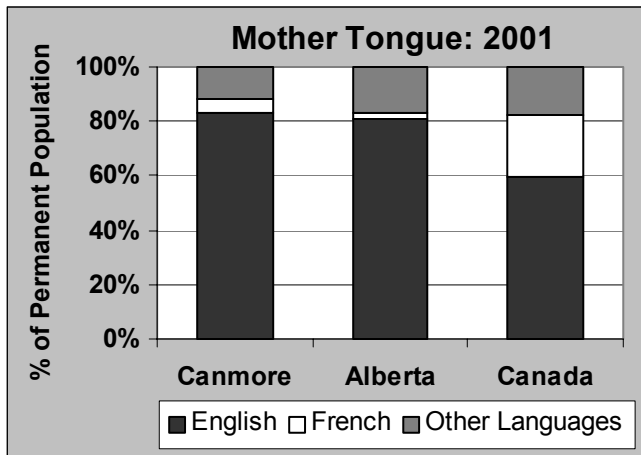
1. The percentage of two parent families with children in school has decreased between 1995 and 2003, from 87.4% to 81.3%.
2. The percent of single parent families with children in school has increased by 6.1% over the years reported, from 12.6% in 1995 to 18.7% in 2001.
3. The number of children in single parent families has doubled from 213 children in 1995 to 426 children in 2003. The proportion of children of single parent families (with children in school) in the population has increased from 2.8% in 1995 to 3.7% in 2003.
4. The 2001 Census of Canada reported that there were 310 lone parent families in Canmore. This represents 10.9% of the total families. This is less than the percentage of lone parent families in Alberta (14.4%) and Canada (15.7%).
5. The apparent difference between the Census of Canmore and Statscan data can be accounted for by differences in census definitions and methodology. Different methods are used for the calculations. The Census of Canmore figures are derived by dividing the number of single parent families with children in school, by the total number of families with children in school. The Census of Canada divides the number of lone parent families by the total number of families (who may or may not have children living at home).

Interpretation:

Although Canmore has a smaller percentage of lone parent families than Alberta and Canada, Canmore's increasing proportion of single parent families and increasing proportion of children of single parent families suggest a need for corresponding increases in support services in the community.

8. Mother Tongue, Immigration and Cultural Diversity

The cultural diversity of a community may, in part, be measured by the mother tongue of its citizens, the number of immigrants from other countries, and its proportion of visible minorities. Monitoring these aspects helps determine if there is a need for changes in services, such as programs in other languages.



Source: 2001 Census of Canada

Observations:

1. In Canmore in 2001, 83% of the population listed English as their mother tongue. This is a much higher percent than in Canada as a whole and is higher than in Alberta as a whole. In Canmore in 1996, an even higher proportion (87%) of the population listed English as their mother tongue.
2. In 2001, a higher proportion of Canmore's population listed French as their mother tongue (4.6%) than in Alberta as a whole (2.0%). In comparison, in 1996 in Canmore, only 2.6% listed French as their mother tongue.
3. The population of Canmore has a slightly higher proportion of immigrants (15.8%) than Alberta as a whole (15%), but a lower proportion than does Canada as a whole (18.4%).
4. Almost 80% of the visible minorities of Canmore come from South Asia, China and Japan.

Interpretation:

There will be an increasing need for services in French (and other languages) if these trends continue.

SOCIAL INDICATORS

Trends

Canmore could be described as being composed of three communities instead of one: seasonal service workers, the permanent population and the non-permanent population. Each of these groups has different social needs and rates of growth. The main focus of this report is on the permanent population, because data is limited from the other groups.

There is an increasing percentage of Canmore's population relying on food bank services. This is a concern and is symptomatic of a larger problem. As Canmore grows and the cost of shelter in Canmore continues to rise, the need for food hampers is expected to continue to increase.

Canmore's unemployment rate is relatively stable and at a very low level. Canmore's low rate may be explained, in part, by the fact that it is a difficult place to live if unemployed. It is becoming increasingly difficult to live in Canmore on income support. Costs of living are increasing, primarily due to increases in shelter costs, but for many years there have been no increases in the levels of income support.

The face of education in Canmore has changed in the past few years with an increased number of school boards. This has resulted in a division of resources and increases in administrative costs. However, the establishment of these boards also provides educational choices for Canmore families. Overall, adults in Canmore have attained higher levels of education than the averages for Alberta or Canada.

Canmore is a relatively safe compared to many other Alberta communities. On a per capita basis, the crime rate against persons and property in Canmore has remained relatively stable since 1995. Canmore continues to have a wide range of volunteer and non-profit organizations. In Canmore, there is a high level of community interest in the public library, which includes active use and circulation of materials.

Changes in the collection of health care data have resulted in some new data that is specific to Canmore. Caution must still be used in interpreting trends as the sample size of most Canmore data is small. Canmore has experienced a large increase in Emergency visits. This is in part due to the combination of an increasing population and the lack of any after-hours clinics in the community. The continuing care waitlist is also increasing, with about half of the people on the waitlist from outside the community requesting space in order to be closer to their Canmore relatives.

In general, it is difficult for individuals to stay in Canmore if they are marginalized. Those with a low income or without a support network may not be able to afford to remain in Canmore. In order to better understand Canmore's high turnover rate and better serve those in need in the community, Canmore needs information on who is leaving and why. With this knowledge social programs may be developed to enable people to stay in the community.

Introduction

Measuring the social "health" of a community is difficult because different members of the community perceive social health in many different ways. For the purposes of this report sixteen social indicators were chosen out of a myriad of possible sets of data. The Federation of Canadian Municipalities has developed a set of indicators for large cities across the country and where possible we have collected this data locally. Other social indicators are international measures of social conditions. There are also indicators that we are not able to collect locally, but can collect regionally.

Community Spirit

1. Volunteer Organizations

Social Needs

2. Christmas Hamper Distribution
3. Food Bank Hamper Distribution
4. Unemployment Rate
5. Child Welfare Investigations
6. Income Support Caseloads

Education

7. Pupil Teacher Ratio/Class Size
8. Achievement Tests
9. Library Facilities and Use
10. Education Level of Adults

Public Safety

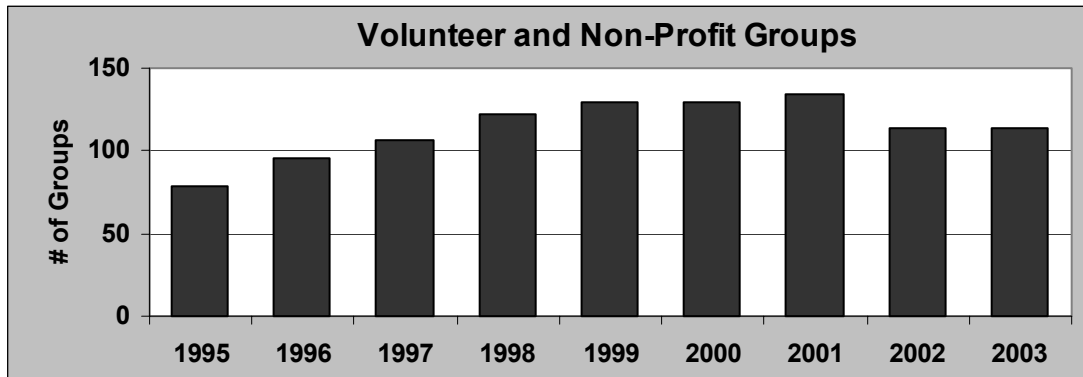
11. Crimes against Persons and Property
12. Domestic Violence

Health

13. Low Birth Weight Babies
14. Mortality Rates and Causes
15. Sexually Transmitted Diseases
16. Health Services

1. Volunteer Organizations

Volunteer organizations are a measure of the level of community activity and community spirit. These organizations enhance Canmore's quality of life by providing recreational and cultural opportunities, various religious options, support for those in need, or by protecting the environment.



Source: Canmore Community Resource & Business Directory

Note: In 2002, there was a decrease from the previous years largely because any for-profit groups previously listed in the directory ceased to be recorded. Organizations were counted once, although they may have appeared several times in the directory. They also had to be based in Canmore.

Observations:

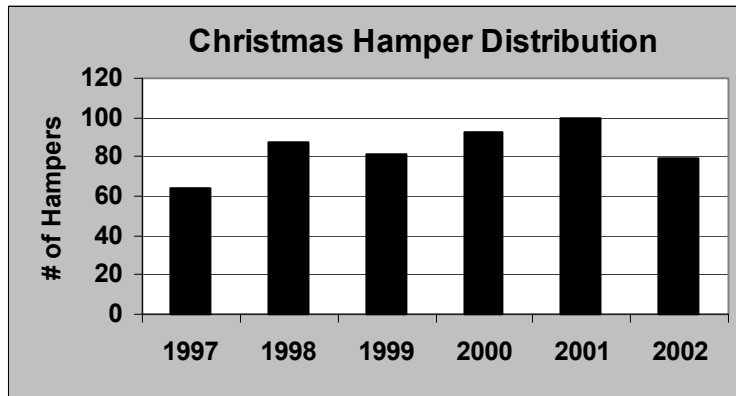
1. The number of organizations has not changed in the past year.
2. There is a wide range of volunteer and non-profit organizations in Canmore. The three most common organizations listed in 2003 are recreation and leisure organizations, cultural and historical societies, and churches and religious organizations.

Interpretation:

Canmore continues to have a wide range of volunteer and non-profit organizations. As expected, from 1995-2001 the number and variety of volunteer and non-profit organizations increased as Canmore grew. In 2002, due to the decision to remove any for-profit group listings, there was a drop from the previous years when they were included. The number of organizations does, and is expected to, fluctuate somewhat from year to year. This fluctuation is due to the fact that some agencies do not renew their listings in the Canmore Community Resource & Business Directory, some agencies dissolve, and some do not register.

2. Christmas Hamper Distribution

Christmas Hampers are requested directly by families in need, or by referral from a neighbour or friend. The number of Christmas Hampers that are distributed is an indicator of this demand and the ability of the community to meet that demand.



Source: Bow Valley Christmas Spirit Campaign

Observations:

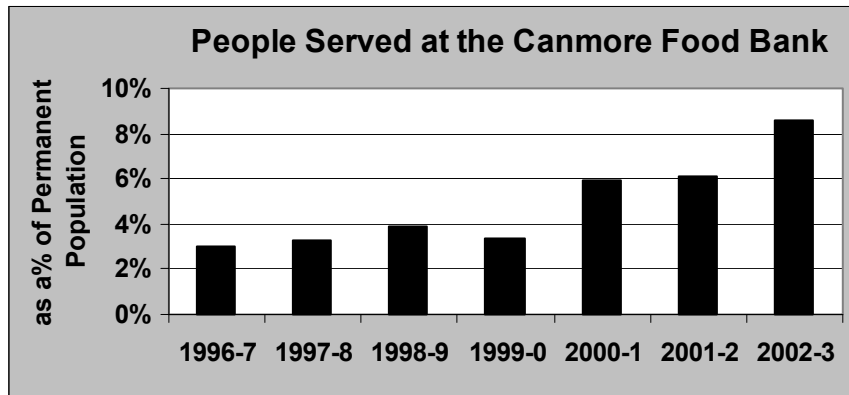
1. There were fewer requests for Christmas hampers in 2002 than in any year since 1997.
2. The Bow Valley Christmas Spirit Campaign (Canmore) has been able to meet requests for hampers with surplus money going to the Bow Valley Food Bank.

Interpretation:

1. Even with an increasing population, there has not been an increase in the number of requests for Christmas hampers.
2. In Canmore, the number of requests for this service are currently being met.

3. Food Bank Hamper Distribution

Food bank hampers are given out to people who are having difficulties feeding themselves or their families. There are many reasons to request a hamper from the food bank including unemployment, underemployment, needs additional to social assistance, emergency circumstances and transience. Families and individuals are limited to six hampers a year.



Source: Bow Valley Food Bank

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

Observations:

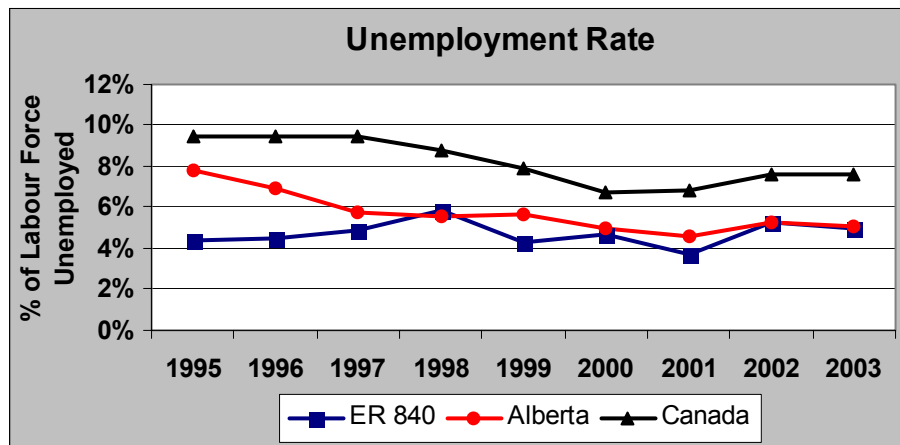
1. From 2001/2002 to 2002/2003, the number of people served through Food Bank Hamper distribution increased by 45% from 659 to 957.
2. A higher proportion of the population is now being served through the Food Bank. In 1997/98, the number of people using the food bank was equivalent to 3% of the permanent population, by 2002/2003 this number had increased to 8.6%.
3. In 2003, monetary donations to the Food Bank were down by 40% but food donations were up by approximately the same percentage, so people are choosing to donate food instead of dollars.

Interpretation:

1. The number of people served through Food Bank hamper distribution is increasing, with many of the hampers going to families with children. Food Bank clientele also include seasonal workers, seniors, and singles. A majority of clients are 'working poor' who simply cannot make ends meet.
2. As Canmore grows and the cost of shelter continues to increase, the need for food hampers is expected to continue to increase.
3. At present, supply is meeting demand for the service, however the trend towards an increasing number of people relying on food bank services is a concern and symptomatic of a larger problem.

4. Unemployment Rate

The unemployment rate is one measure of the economic health of a community. A high unemployment rate has negative economic and social impacts. Conversely an extremely low unemployment rate is also considered unhealthy as there are no longer enough workers to meet employment demands. Unemployment rates should be used with caution as they do not give an indication of underemployment, or of the cost of living in a community. This indicator previously utilized Employment Insurance requests, however these are no longer available on a Canmore-specific basis so the indicator has been replaced by the unemployment rate.



Source: Statistics Canada, CANSIM database.
ER 840 Includes Canmore, Banff, Jasper, Rocky Mountain House.

Note: The unemployment rate indicates the proportion of the labour force that is currently without work and that is actively looking for work. ER 840 is the region surrounding Canmore, Banff, Jasper, and Rocky Mountain House

Observations:

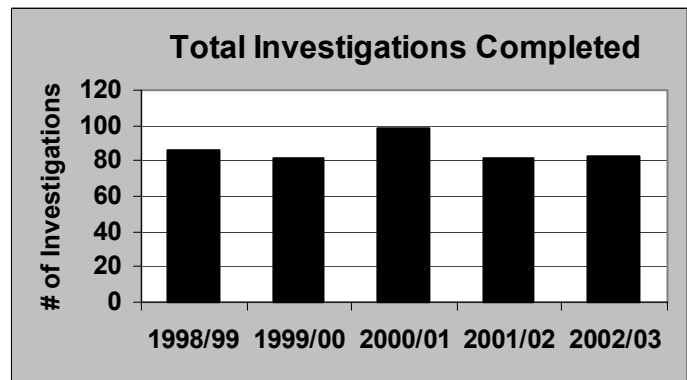
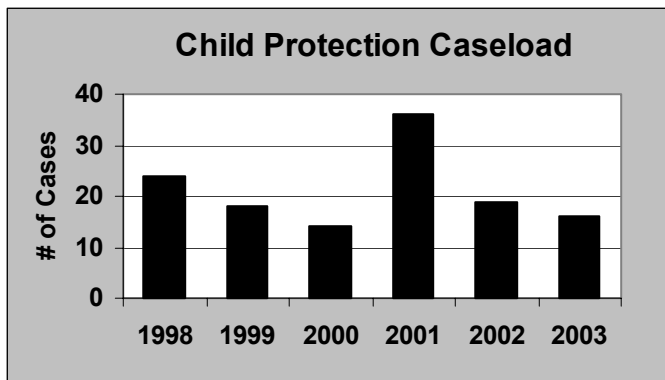
1. Statistics Canada records the annual unemployment rate for a region that includes Canmore, Banff, Jasper, Rocky Mountain House (ER 840). Since 1995, this region has consistently reported lower levels of unemployment than Canada as a whole. In all but one year (1998), ER 840 also had an unemployment rate the same as, or below, Alberta as a whole.
2. In the 2003 Canmore census, 2.3% of the population reported themselves as unemployed at the time of questioning. This number may not be directly comparable to the Statistics Canada unemployment rate.

Interpretation:

1. Canmore's unemployment rate is relatively stable and at a very low level.
2. Canmore's low rate may be explained, in part, by the fact that it is a difficult place to live if you are not employed.

5. Child Welfare Investigations

Child Welfare Investigations are one indicator of the health of community families. Child Welfare investigations are the result of a report of child abuse or neglect, where the child's safety has been assessed as high. Investigations determine if the report is substantiated or not. After the investigation, a number of options exist from foster care to in-home support or referrals to other agencies. It does not necessarily mean that the families become clients of Child Welfare. There is a direct correlation between child neglect and poverty.



Source: Alberta Family and Social Services

Observations:

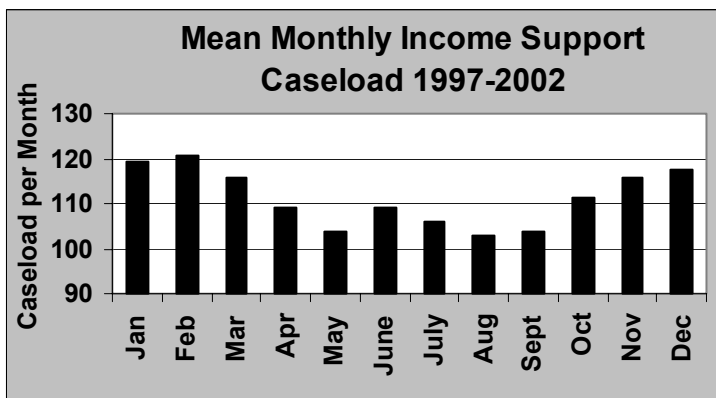
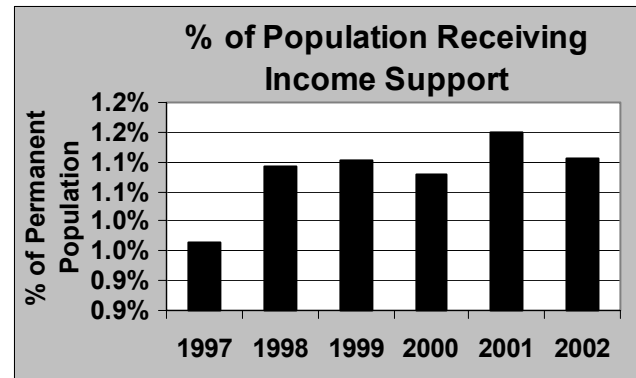
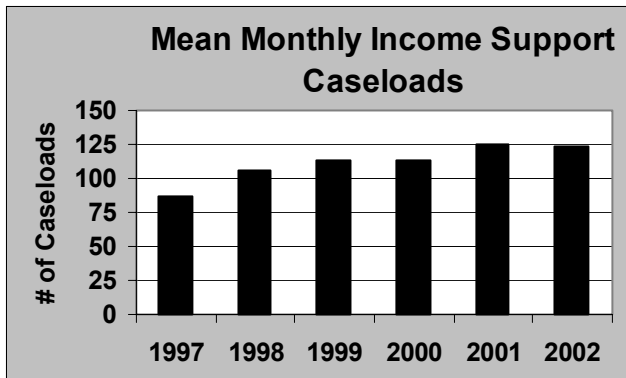
1. The total number of Child Welfare Investigations has remained relatively stable during the 1998-2002 reporting period, except for a one year increase in 2000/2001.
2. The Child Protection Caseload has remained relatively stable since 1999, ranging between 14 and 19 cases per year except in 2001 when 36 cases were reported.

Interpretation:

Despite a continued increase in the population, both the number of Child Welfare Investigations and the number of Child Protection cases has remained relatively stable except for 2001.

6. Income Support Caseloads

Income Support caseloads are one method of tracking the permanent poverty of a community. In 2003, an adult on income support in Alberta was eligible to receive \$168 for shelter and \$229 for a standard allowance (total \$397) per month. A single person deemed unemployable was eligible to receive \$303 for shelter and \$229 for a standard allowance (total \$532) per month. Assured Income for the Severely Handicapped (AISH) was \$850 per month. These amounts have remained the same for several years, in spite of increases in the cost of living. The rates are currently being reviewed and may be adjusted in 2004.



Income support includes:

SFI = Support for Independence (temporary financial assistance) and AISH = Assured Income for the Severely Handicapped

Source: Windsong Child and Family Services (to August 2000), Alberta Human Resources and Employment (from September 2000)

Observations:

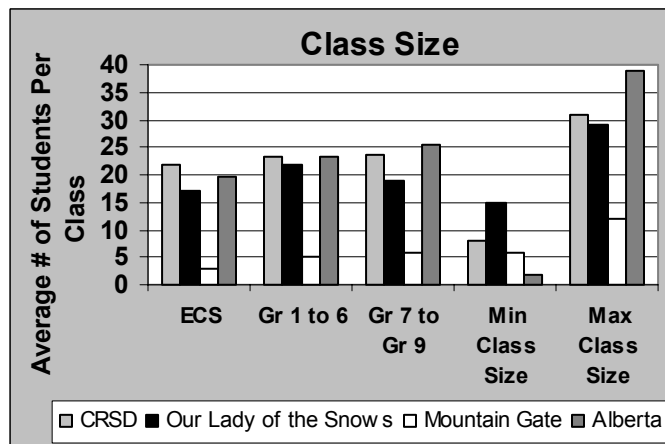
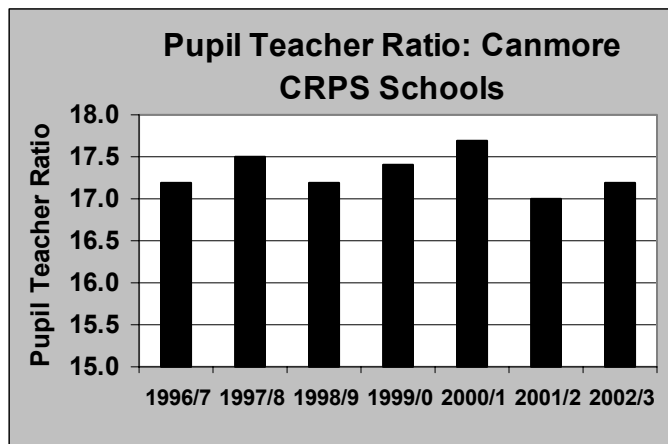
1. Since 1998 the proportion of Canmore's population receiving income support (based on the mean monthly caseload) is generally stable and fluctuating around 1.1%.
2. The mean monthly caseload tends to be higher in the winter months (October to March) than in the summer months.

Interpretation:

1. Income support caseloads include Support for Independence (SFI) which is temporary financial assistance and Assured Income for the Severely Handicapped (AISH). AISH provides support for physically or mentally handicapped people usually on a long-term basis. The bulk of the income support caseloads in Canmore are short term SFI. Many of these are young adults who have recently moved to town, have found a job and are waiting for their first paycheck.
2. The lack of annual increases in assistance combined with annual increases in the cost of living, make it increasingly difficult for people on income support to live in Canmore.

7. Pupil Teacher Ratio/Class Size

Pupil Teacher Ratio (PTR) is a province-wide indicator that includes all accredited staff (i.e. teachers, principals and vice-principals). Average class size, as well as minimum and maximum class sizes, are also considered important to monitor and therefore are also reported here.



Source: Canadian Rockies School Division, Alberta Learning – Class Size Survey Findings, Our Lady of the Snows Catholic Academy, Mountain Gate Community School

Observations:

1. There are now three school boards and one private school operating in Canmore.
2. Canadian Rockies Public Schools (CRPS), with three Canmore schools, has the highest Canmore enrollment with 1,681 students in 2003/4. This is down slightly from 1,699 in 2002/3. For CRPS in Canmore, the Pupil Teacher Ratio has remained constant between 1996 and 2003, ranging from 17.0 - 17.7. Average class sizes for CRPS are not available specifically for Canmore. For the CRPS region the class size averages for the period from 2001-2003 were slightly above provincial averages for ECS, the same or less for Grades 1 to 6, and lower for grades 7 to 9. The maximum class size for ECS to Grade 9 was 31 students, which is less than the provincial maximum of 39 students.
3. Christ the Redeemer has one Canmore school, Our Lady of the Snows, that has had increasing enrollment since it opened in 2001 with 76 students. In 2002/3 it had expanded to 189 students, and in 2003/4 there are 253 students enrolled. The Pupil Teacher Ratio for this school was 21 students per teacher both in 2002/3 and 2003/4, which is higher than both Canmore CRPS and Mountain Gate. Average class sizes for 2002/3 were lower than CRPS and Alberta Learning numbers. They ranged from 15-29 students.
4. Conseil Colaire Catholique Francophone Du Sud de L'Alberta has one French school in Canmore, which was established in 2002. It has 29 students registered in 2003/4.
5. Mountain Gate Community School is a private Canmore school with 40 students in 2002/3 and 39 students in 2003/4. In 2002/3 class sizes ranged from 6-12 students and the Pupil Teacher Ratio was 8:1.
6. The proportion of the population who are school aged children (5-19 years) has decreased from 19.8% of the permanent population in 1995 to 18.6% in 2003. However the actual number of school aged children has increased from 1,514 in 1995 to 2,130 in 2003.

Interpretation:

Of the three school boards and one private school operating in Canmore, two school boards have been established since 2001. As reported in *A Social Environment Assessment of Canmore and the M.D. of Bighorn* 2002 report, this is a relatively low number of students for this number of schools and boards. This results in a division of resources and increases in administrative costs. However, the establishment of these boards also provides educational choices for Canmore families.

8. Achievement Tests

Achievement tests are province-wide standardized tests that measure how well a school district is doing in comparison to provincial standards and other school districts.

Canadian Rockies Public Schools Achievement Test Results

For these tests, at least 85% of students are expected to meet the Acceptable Standard and at least 15% are expected to meet the Standard of Excellence. The percentage of students meeting this standard is significantly above (+), not significantly different from (=), or significantly below (-) the expected average.

		1997-98	1998-99	1999-00	2000-01
Grade 3 English Language	AS	=	+	=	+
	SoE	=	=	=	=
Grade 3 Mathematics	AS	-	=	=	=
	SoE	-	=	+	=
Grade 3 Mathematics Written in French	AS	-	=	=	=
	SoE	=	=	=	+
Grade 6 English Language	AS	=	=	=	=
	SoE	=	=	+	=
Grade 6 Mathematics	AS	-	=	-	=
	SoE	=	=	=	=
Grade 6 Science	AS	=	=	=	+
	SoE	=	=	=	+
Grade 6 Social Studies	AS	-	=	-	=
	SoE	=	=	=	=
Grade 6 English Language Written in French	AS	=	n/a	+	=
	SoE	=	n/a	=	n/a
Grade 6 Mathematics Written in French	AS	=	n/a	=	=
	SoE	=	n/a	=	=
Grade 6 Science Written in French	AS	+	n/a	=	+
	SoE	=	n/a	=	=
Grade 6 Social Studies Written in French	AS	=	n/a	=	=
	SoE	=	n/a	=	-
Grade 9 English Language	AS	=	=	=	=
	SoE	-	=	=	=
Grade 9 Mathematics	AS	-	-	-	-
	SoE	=	-	=	=
Grade 9 Science	AS	=	-	=	=
	SoE	=	=	=	=
Grade 9 Social Studies	AS	-	-	=	-
	SoE	=	-	=	=
Grade 9 English Language Written in French	AS	=	=	=	-
	SoE	+	=	=	=
Grade 9 Mathematics Written in French	AS	n/a	n/a	n/a	n/a
	SoE	n/a	n/a	n/a	n/a
Grade 9 Science Written in French	AS	n/a	n/a	n/a	n/a
	SoE	n/a	n/a	n/a	n/a
Grade 9 Social Studies Written in French	AS	=	-	=	-
	SoE	n/a	n/a	n/a	n/a

AS=Acceptable Standard, SoE=Standard of Excellence

Source: Canadian Rockies Public Schools Achievement Tests Multiyear Report

Note: 2002 results are not included in this report due to the following qualification:

“A parent led boycott of Achievement Tests resulted in extremely low student participation rate for the 2002 results. Consequently achievement test results required in Education plan performance measures may be inconsistent with previous year’s results and therefore unusable as valid measures.” (Canadian Rockies Public Schools Annual Education Results Report 2001-2002)

Threshold: Provincial Standard

For these tests, at least 85% of students are expected to meet the Acceptable Standard and at least 15% are expected to meet the Standard of Excellence. The percentage of students meeting this standard is significantly above (+), not significantly different from (=), or significantly below (-) the expected average.

Observations:

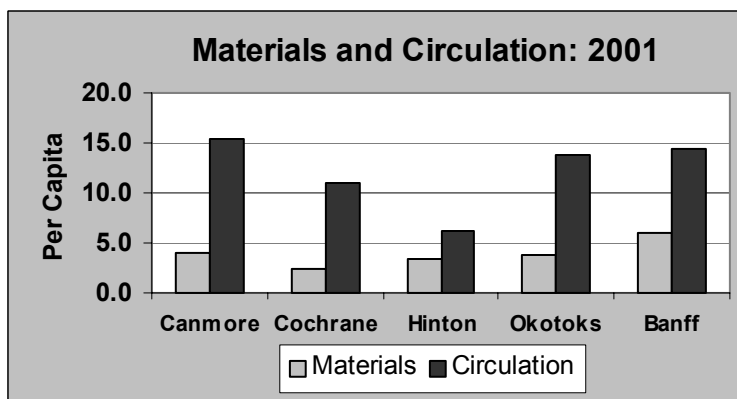
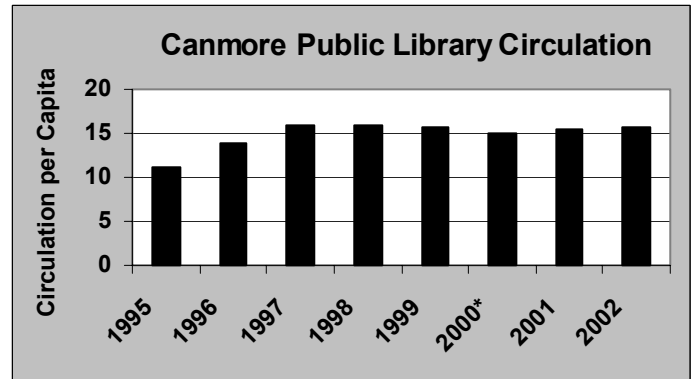
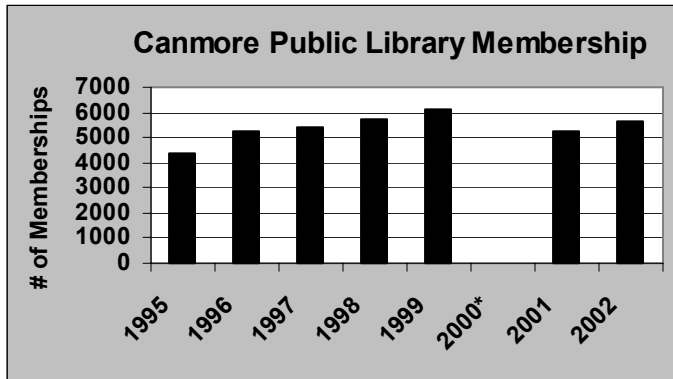
1. In the 2000/01 school year the targets for the number of students meeting provincial standards (Acceptable Standard, and Standard of Excellence) were generally met or exceeded. A notable exception to this is Grade 9 Mathematics (written in English) where the number of students meeting the Standard of Excellence has been significantly below the expected number for the years 1997 to 2001. Similarly results in Grade 9 Social Studies (written in English) have been significantly below the expected number for all years in the same period except for 1999/00.

Interpretation:

These results are not specific to Canmore as they are drawn from all the Canadian Rockies Public Schools including Banff and Exshaw. However, Canmore makes up approximately 70% of the enrollment of the division. The results from Canmore schools that are not part of CRPS should be included as they become available, especially those schools with increasing enrollments such as Our Lady of the Snows.

9. Library Facilities and Use

Library membership and circulation are standardized measures that can be compared to other communities across provinces and the nation. Circulation is the number of items checked out by members throughout the year. In 1999, the Canmore Library switched over to an online library system, which produced an increased number of interlibrary loan requests. People from other libraries can now more easily access the Canmore collection and Canmore residents can more easily access the collections of other communities.



Source: Canmore Public Library
 *Membership numbers not available for 2000 due to database changes

Observations:

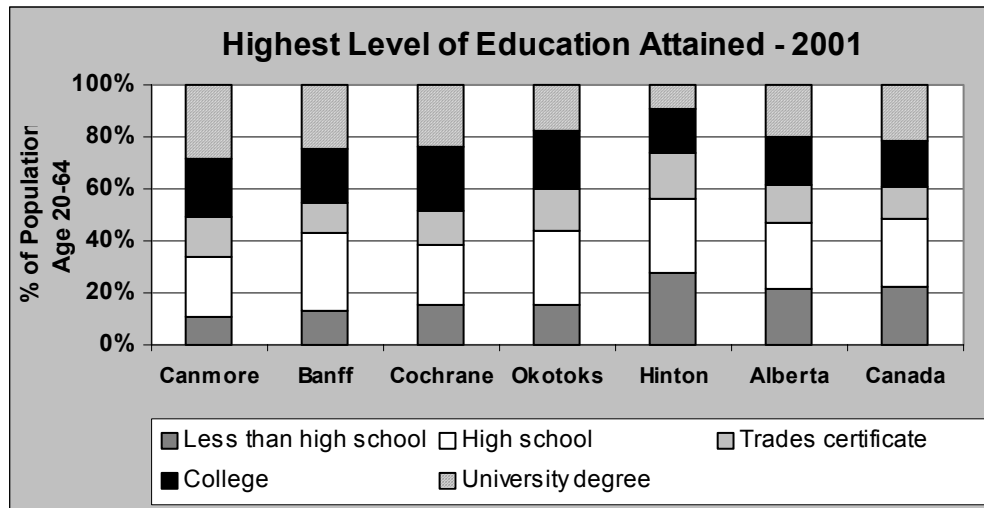
1. Since 1997 circulation of materials per capita (based on permanent population) has remained fairly constant, ranging from an average of 15.1 to 15.9 materials per person per year. The total number of materials circulated has risen by more than 31,000 during this period.
2. Relative to its population Canmore does not have an exceptionally large amount of library materials, however circulation of materials is much higher than some other similarly sized communities. In 2001, compared to Banff (110,851), Canmore (168,038) had a 52% higher circulation.
3. The on-line library system has increased interlibrary loans considerably. In 2000, when the system was just established, Canmore sent other libraries 1,686 items, while in 2002 Canmore sent more than 9,000 items to other libraries - these numbers are not included in the circulation figures. Other libraries sent Canmore 1,188 items in 2000 while by 2002 this number had increased to 15,519 items. All of these that were signed out in Canmore are included in circulation numbers.

Interpretation:

1. In Canmore, there is a high level of community interest in the public library, which includes active use and circulation of materials. Canmore's library is more active than nearby communities of similar sizes.
2. The use of the online library system has dramatically increased the amount of interlibrary loans both to and from the Canmore library.

10. Education Level of Adults

This indicator compares the highest levels of education attained by adults living in Canmore to those living in other communities. This helps determine specific programs and services that may be needed, such as enhanced learning at the appropriate levels for the community.



Source: 2001 Census of Canada

Observations:

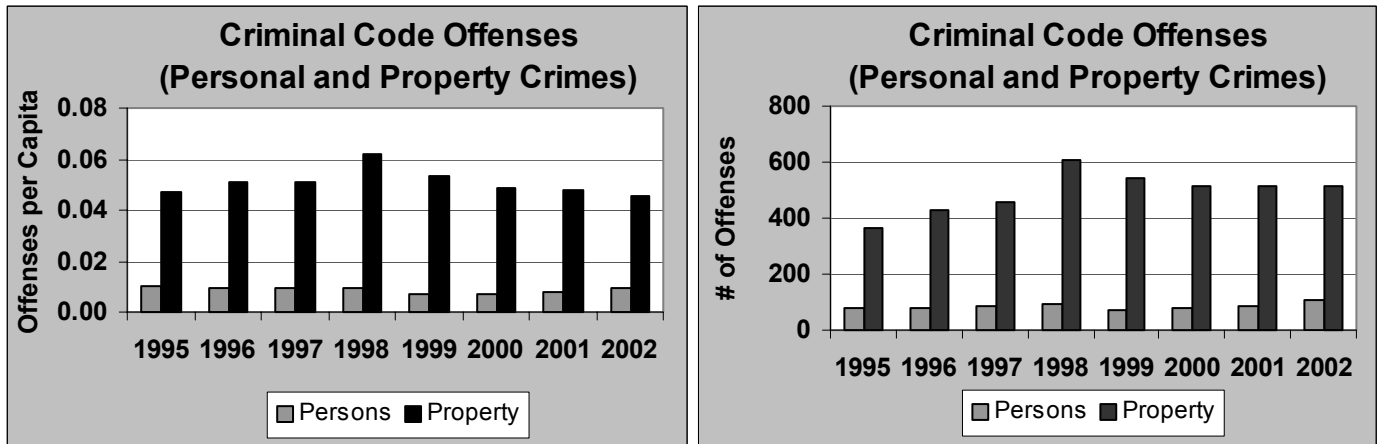
1. The 1996 and 2001 Statistics Canada Community Profiles use different age brackets so the numbers are not directly comparable.
2. Canmore has a greater percentage of people with university degrees than any of the comparison communities, Alberta, or Canada.
3. Canmore has a higher percentage of people with either university, college, or trades certificate and a lower percent without high school than do other communities, Alberta or Canada.

Interpretation:

1. Overall, adults in Canmore have attained higher levels of education than the averages for Alberta or Canada.
2. Generally, people with a higher education have higher incomes. Based on that higher level of education, one would expect less demand for income support and related programs in Canmore.

11. Crimes Against Persons and Property

Crimes against persons and property are nationally accepted methods of measuring criminal activity over time. The RCMP responds to all persons and property crimes that are reported. These indicators track the trends in crime occurrence.



RCMP Ranking of Canmore									
1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
57/63	54/63	48/64	41/64	42/65	39/65	42/65	43/65	47/65	42/65

Source: RCMP Canmore Municipal Detachment

Note: The RCMP ranking refers to the ratio of criminal code offenses per member by detachment. The nature of the offenses is not specified. This is measured relative to other Alberta communities with #1 being the community with the most offenses, while #65 is the community with the least.

Observations:

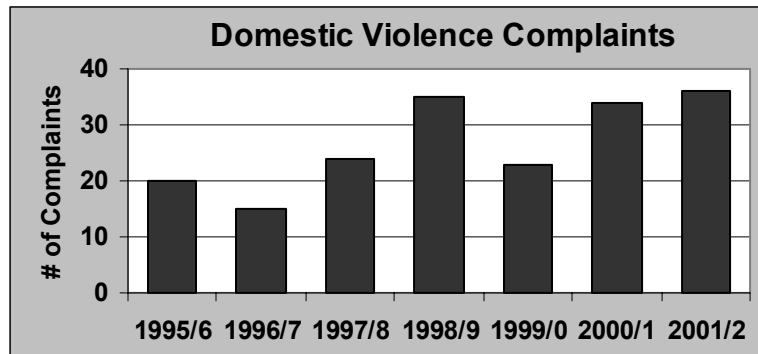
1. With a 2002 ranking of 42 out of 65, Canmore has fewer incidents of crime than many other communities in Alberta.
2. The total number of crimes against persons increased in the period from 1999 to 2002, however on a per capita basis the number (0.06 offenses per capita) has been consistent and stable since 1995.
3. In 1998 there was an unusually high rate of property crimes, but otherwise the total number of criminal code offenses per capita has been fairly stable during the past 8 years.

Interpretation:

Canmore has a relatively low crime rate compared to other RCMP staffed Alberta communities. On a per capita basis, the crime rate against persons and property in Canmore has remained relatively stable since 1995.

12. Domestic Violence

This indicator records the number of complaints responded to by the Bow Valley Victim Services Association (BVVSA) about harassment, intimidation or violence between couples who are or were involved in a married or cohabiting relationship in the area serviced by the Canmore RCMP. Only reports of criminal acts, alleged criminal acts or inquiries if a criminal act has occurred are recorded.



Source: Bow Valley Victims Services Association

Observations:

On average the BVVSA deals with 27 complaints of domestic abuse from the Canmore area annually. There has been a significant fluctuation of annual complaints received ranging from 15 in 1996/7 to 36 complaints in 2001/2. Due to the low number of reports received each year, it is difficult to establish trends.

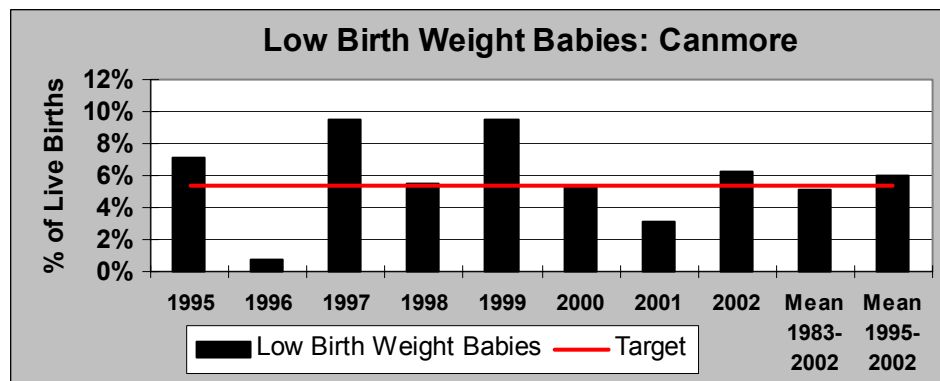
Interpretation:

As the reporting rate of incidents of domestic violence is traditionally low relative to the actual number of incidents, these statistics do not reflect the full extent of domestic abuse within our community. The amount of actual abuse involving a criminal act is often estimated to be 3 to 4 times higher than reported. Also, as these statistics only reflect criminal acts, alleged criminal acts or inquiries if a criminal act has occurred, other non criminal forms of domestic abuse such as verbal, psychological, emotional and/or financial abuse are not reflected by these statements.

Canmore was previously included in the Headwaters Health Authority that also included many other communities such as Morley, Vulcan, High River, and Okotoks. This resulted in data not specific to Canmore. Canmore is now included in the Calgary Health Region. Along with the changes to the health care boundaries, there have been improvements in the ability to obtain data based on postal code information. This is resulting in community specific data, however caution should be used in interpreting trends as the sample size of the Canmore data is small.

13. Low Birth Weight Babies

The number of low birth weight babies, those who weigh less than 2,500 grams (5.5 pounds) at birth, is known internationally as an indicator of the population's health status. Low birth weight may be associated with premature birth, congenital anomalies, multiple pregnancy, a diseased mother, and young or old maternal age. Consumption of alcohol, smoking and drug abuse by pregnant mothers are also factors related to low birth weights. Low birth rates can sometimes be linked to low socio-economic status through inadequate nutrition, living conditions, and prenatal care.



Source: Calgary Health Region

Threshold: The Alberta target is less than or equal to 5.5% low birth weight babies. The regional target is 5.4%.

Observations:

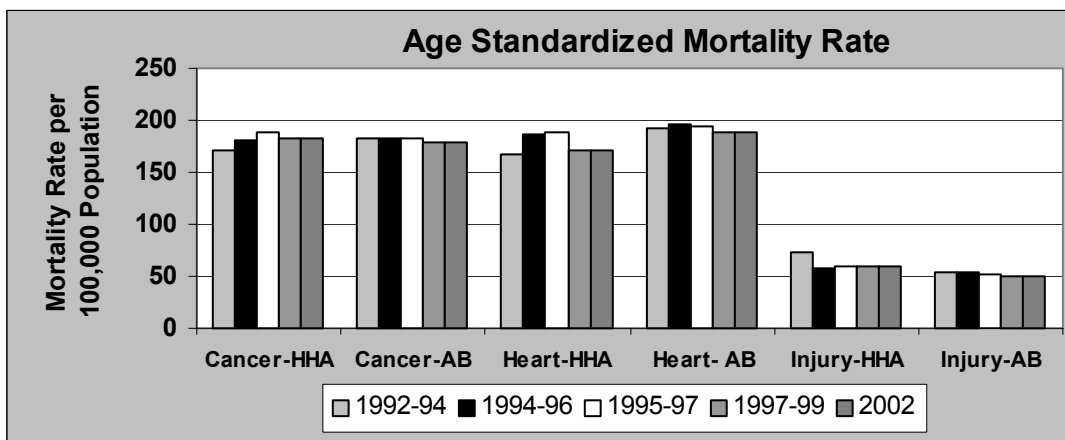
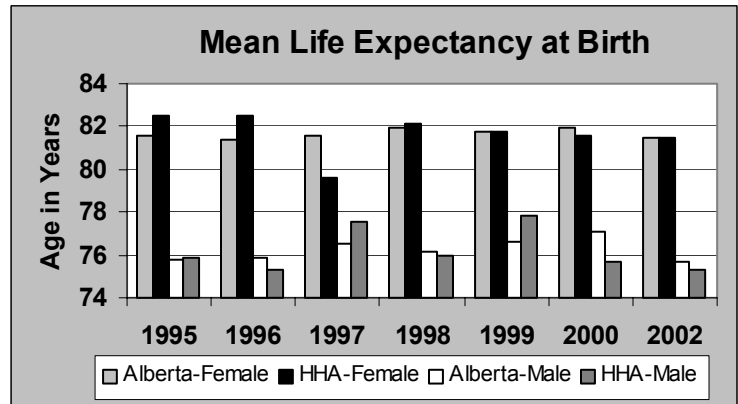
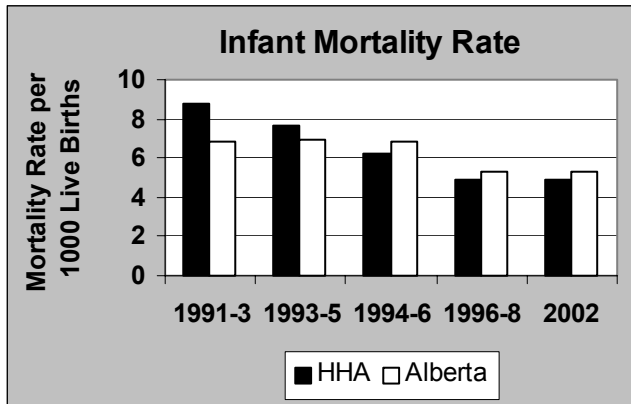
1. In the last four data collection periods HHA has had a smaller percent of low birth rate babies than Alberta as a whole. However, in all data collection periods except one (1994-96), HHA has had a higher percent of low birth weight babies than the Alberta target. Alberta has had a higher percent of low birth weight babies than the Alberta target for all seven reporting periods.
2. The sample size for Canmore is small so the variability in the data is high. In any given year the number of low birth weight babies can be above or below the HHA target of 5.4%. The long-term average (1983-2002) is 5.1% which is below the target, but the short term average (1995-2002) is above the target. In 2002 the percent of low birth weight babies in Canmore was 0.5% higher than the whole HHA.

Interpretation:

Both Alberta and the HHA exceed the Alberta target. The low sample size in Canmore produces high variability in the data, so individual years of data should be used with caution due to the high variability. While the long-term average (1983-2002) is below the HHA targets, the 1995-2002 average exceeds the target. Exceeding targets for this indicator is a concern since low birth rate babies are more likely to have birth-related complications, disabilities, and other health problems. They are also more likely to have developmental delays, learning and behavioural problems and long-term health problems. Low birth weight is also a major factor in infant mortality.

14. Mortality Rates & Causes

The average life expectancy at birth, mortality rates and causes, and infant mortality rates all provide information that can be used to assist with the planning of health care and early mortality prevention programs.



Source: Headwaters Health Authority (HHA) Annual Reports and Indicators List

Thresholds:

The following targets are from: *Indicators List- Baseline and Comparative Data For Headwaters Health Assessment Indicators. A compendium of Health Assessment results from the Headwaters Health Status Report Card. 2002 Strategies, Communications & Research, Headwaters Health Authority.*

- The life expectancy target for males is 77 years, and for females is 83 years.
- The targets for deaths (per 100,000 population) are <180 by cancer, <170 by heart disease, and <45 by injury.
- The target for infant mortality rate target is <5.0 per 1,000 live births

Observations:

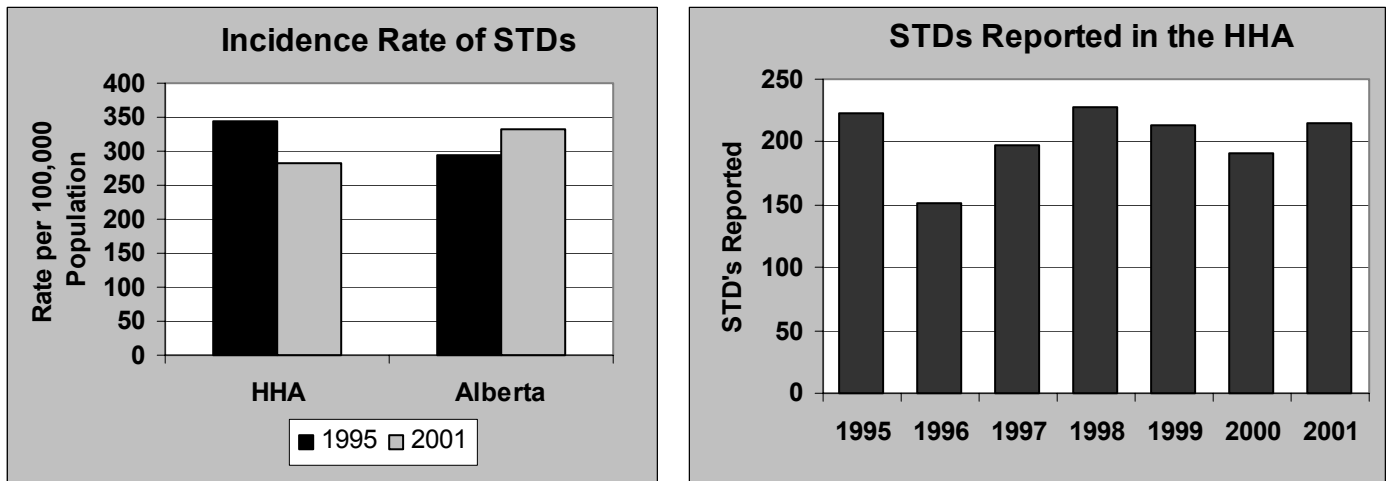
1. In the HHA region cancer, heart disease and injury continue to be the leading causes of death. Deaths by cancer are targeted to be fewer than 180 per 100,000 people, but in HHA they were slightly above that, measuring 183. Heart disease was also a slightly more common cause of death (172) than the targeted 170 per 100,000 people. Death due to injury was 60 in the HHA region, much higher than the targeted 45 per 100,000 people.
2. In 2002, life expectancy for females was 81.5 years in both Alberta as a whole and in the HHA region. This is an improvement from 1997 when the life expectancy of females in HHA was 80.5 years, however it does not meet the life expectancy target level of 83 years.
3. In 2002, life expectancy for males was 75.7 in Alberta as a whole and 75.3 years in the HHA region. This is an improvement from 1997 when the life expectancy of males in HHA was 74.6 years, however it does not meet the life expectancy target level of 77 years.
4. Infant mortality rates have decreased steadily in the HHA region from 1991 (8.8 per 1,000 live births) to 2002 (4.9). At 4.9 the infant mortality rate in 2002 is just below the 5.0 threshold.

Interpretation:

In the HHA region, deaths due to cancer, heart disease and injury were all more common than expected and life expectancy was also lower than expected for both males and females. However, it is impossible to draw any conclusions about the Canmore region in particular from this data due to the size of the HHA. Community-specific data will be more useful as soon as it becomes available.

15. Sexually Transmitted Diseases (STDs)

Sexually Transmitted Diseases (STDs) can be indicative of poverty, lack of knowledge or lifestyle choice. This indicator includes STDs that were reported in HHA compared to those reported in Alberta as a whole. Such information can be used to assist with the planning of prevention programs.



Source: Headwaters Health Authority (HHA) Annual Reports and Indicators List

Observations:

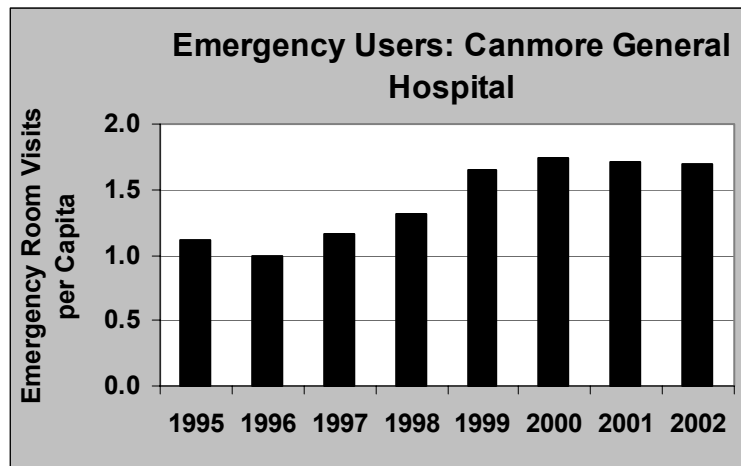
1. The number of STDs reported in the HHA continues to fluctuate between a low of 152 per 100,000 (in 1996) and a high of 227 (in 1998).
2. The incidence of STDs in the HHA region has dropped from 345 per 100,000 in 1995 to 283 in 2001. In Alberta as a whole, the incidence has increased during this same period to 332 in 2001.

Interpretation:

The large size of the HHA makes this indicator impossible to interpret at the local scale. People requiring treatment for STDs will sometimes seek medical aid outside of their communities, causing location of diagnosis to be problematic for this indicator. The new reporting methods using patients' postal codes should solve both of these problems and so provide useful community-specific information.

16. Health Services

Changes in the population result in changes in the use of health care services and changes in the abilities of the system to meet the needs of community members and visitors. The use of the Emergency Ward at the Canmore Hospital, the number of people on the waitlist for Continuing Care, and the number of people who receive in-home care are reported here. Unlike some other health care indicators provided in this report, these are specific to Canmore.



Source: Calgary Health Region

Observations:

1. There were 123% more Emergency visits in 2002 (18,934) than there were in 1995 (8,493). This is an increase in visits per capita from 1.1 in 1995 to 1.7 in 2002.
2. In 2003, the average waitlist for Continuing Care in Canmore had increased at least 50% compared to the previous three years.
3. The number of individuals receiving Home Care Services in Canmore continues to increase.
4. Canmore is served by a large number of physicians. There are 41 physicians with privileges at the Canmore Hospital. In comparison, the city of Airdre has nine physicians, with a larger population than Canmore.

Interpretation:

Some of the increase in Emergency visits relates to the increase in population. Another factor is the lack of any after-hours clinics in the community. About half of the people on the Canmore Continuing Care waitlist are individuals from outside the community requesting space in order to be closer to their Canmore relatives. In many Continuing Care cases, residents in Canmore are bringing their parents to the community in order to be with their parents as they age.

ECONOMIC INDICATORS

Trends

Most adults in Canmore are employed full time and the unemployment rate is below provincial and national levels. The low unemployment rate in Canmore may create challenges for businesses and restrict business growth. The high participation rates in the labour force could be due not just to a strong labour market, but also due to the high cost of living in Canmore.

The tourism industry continues to be the most prominent industry in Canmore, making Canmore susceptible to fluctuations in tourism markets. This demonstrates the need for a diversified economy. In Canmore 12% of the jobs are in the construction industry. This level is not sustainable, as construction will slow down at full build-out. Economic plans should be in place for 2015 when this is projected to occur.

In 2001, median household incomes were higher in Canmore than in Banff or Alberta. This may be a reflection of the high cost of living in Canmore and may be due in part to dual income families, and high participation rates in the job market.

House prices in Canmore have risen sharply in recent years. From 1995 to 2003 the average residential price increased by 110%, with a 27% increase from 2002 to 2003. Rising housing prices also increase rental rates as homeowners try to cover mortgage costs. The combination of higher rental rates and low vacancy rates puts increased pressure on low income individuals and families.

In 2001, the median household income in Canmore was \$58,000, suggesting a maximum affordable home price of approximately \$210,000 (based on a 32% gross debt service ratio). This is below both the average and median prices of single family, or duplex homes in Canmore that year.

To address this pressing issue, the Town of Canmore has encouraged new affordable housing development through a variety of initiatives. Although long-term home owners do not face the high purchase costs, the high house values may result in working residents selling their homes and moving from the community. This results in increased turnover rates. The higher property values also result in increases in the non-permanent populations.

The Town of Canmore more than doubled the value of its building permits issued between 2001 and 2003. This reflects community growth in both residential and commercial buildings. The GMS raised the concern that continued reliance on the residential tax assessment will eventually lead to increases in municipal tax levies, undermining the ability of many to live in Canmore. Even though there is strong commercial growth, it is simply outpaced by the residential growth. The 60/40 residential/commercial split should be reevaluated to determine if it is a realistic goal for Canmore and then plans put in place to reach the set goal.

Introduction

There is no single statistic or number that can accurately indicate the overall health of the Canmore economy. Rather, there are a number of key indicators, which, when taken together, can provide a better picture of how Canmore's economy is performing over a period of time. It is important to understand the level of business activity in Canmore as we seek to provide a more balanced tax base, which in turn will reduce the reliance on the residential taxpayers to fund the continued growth in Canmore. We need to understand which industries exist in Canmore, as these industries spend money in the Bow Valley and provide employment opportunities directly and indirectly to the residents of Canmore. The level of income that these industries provide to their employees further impacts the Canmore economy, since these employees spend much of their income on products and services in the Bow Valley. The level of income, combined with the cost of housing is important to watch, since this helps to determine the "affordability" for residents of Canmore.

Taken together, the following indicators can help to determine whether or not Canmore is moving forward in creating an economy which is balanced and which develops opportunities for employment to enable residents to continue to live and work affordably.

Employment

1. Employment Status of Adults
2. Employment by Industry
3. Wages and Income

Housing

4. Rental Housing Costs and Availability
5. Average House and Condominium Sale Prices

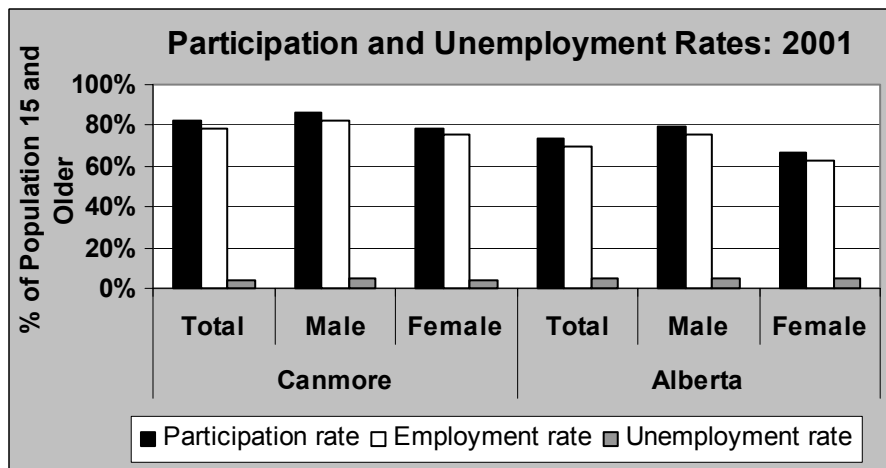
Economic Activity

6. Municipal Tax Base Ratio
7. Business License Registry
8. Tourism Industry
9. Building Permit Summary

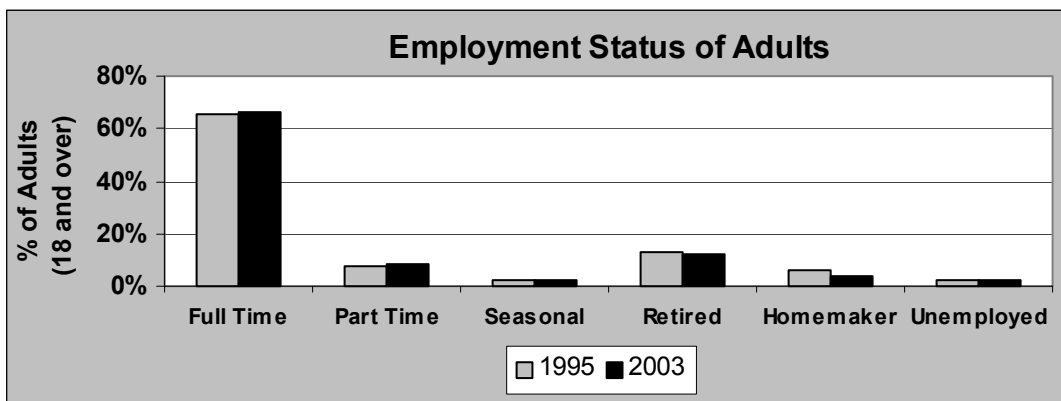
1. Employment Status of Adults

Employment status is useful for assessing the overall health of the local economy. A high unemployment rate, lack of full time work, or low participation rate in the labour market may indicate depressed economic conditions in a community. An unemployment rate of 4-6% is generally considered "healthy".

Unemployment rates lower than this may lead to a shortage of workers or inflationary pressures. A high participation rate in the labour force may indicate strong economic conditions and abundant job opportunities, or it may indicate a high cost of living, requiring households to have two or more income earners. It is also important to note that employment status does not indicate if the income received is sufficient to meet the costs of living in the community.



Source: 2001 Census of Canada



Source: Canmore Census

Observations:

1. The majority of adults in Canmore are employed full time. The range of adults that are employed full time has shown very little variation from 1995 to 2003, with a low of 65.2% in 1995 to a high of 68.2% in 1999. In 2003 the percent of adults employed full time was 66.2%.
2. The percent of part-time workers in Canmore has ranged from a low of 7.2% in 1995 to a high of 8.7% in 2003.

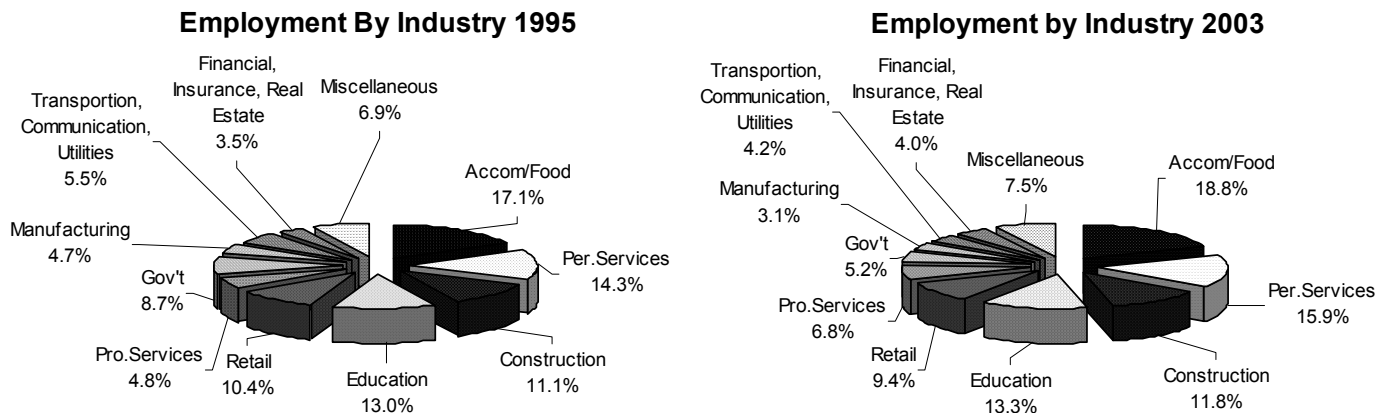
3. In 2003, only 3.6% of adults in Canmore listed themselves as homemakers, which is the lowest percent in the time period recorded. This compares most notably to 1995 in which 6.1% of the population listed themselves as homemakers.
4. The unemployment rate as measured by the Canmore Census from 1995 to 2003 has fluctuated between 1.4% and 3.1%. In 2003, it was 2.3%.
5. In 2001 the participation and employment rates were higher in Canmore (82.2% and 78.6% respectively) than in Alberta as a whole (73.1% and 69.3% respectively). The participation rate for women in Canmore was 11.7% higher than for women in Alberta. For men in Canmore the participation rate was 6.4% higher than the Alberta rate. The unemployment rate was also lower in Canmore (4.3%) than in the rest of Alberta (5.2%).

Interpretation:

1. Based on the unemployment statistics from the Canmore Census the unemployment rate is below healthy levels. This rate is very low, but the method and timing of collection may not make it directly comparable to regional or provincial unemployment rates.
2. The low unemployment rate in Canmore may create challenges for businesses in that they may have difficulty obtaining sufficient employees to grow, or to begin operations in Canmore. The limited labour force may also provide increased opportunities for upward mobility within the workforce.
3. The high participation rates in the labour force could be due not just to a strong labour market, but also due to the high cost of living in Canmore. Housing costs are much higher than most other Alberta communities so dual incomes may be required by many families to afford to live in Canmore. Having a greater proportion of families with both parents in the workforce may also impact daycare needs in the community.

2. Employment by Industry

A Strategic Objective stated in the *2001 Canmore Economic Development Strategy* is: “To encourage a more diverse range of appropriate industries which will expand the Town’s commercial tax base. A diversified economic base, with employment opportunities in a number of sectors, is more stable over the long term as the economic ups and downs of a particular sector can be balanced out by other sectors which are on a different cycle.” Determining employment by industry helps determine if the Town of Canmore is moving towards a more diversified economy.



Source: Canmore Census

The following definitions are from the 2003 Canmore Census:

Personal Services: theatre and staged events, commercial spectator sports, sports and recreation clubs, amusement services (e.g. bowling alley, amusement parks), barber and beauty shops, laundries and cleaners, funeral services, religious organizations, political organizations, and type of repair services (e.g. automotive services, appliance repairs, shoe repairs).

Professional Services: computer services, accounting and bookkeeping, advertising, architectural, engineering and other scientific and technical services, lawyers, etc.

Observations:

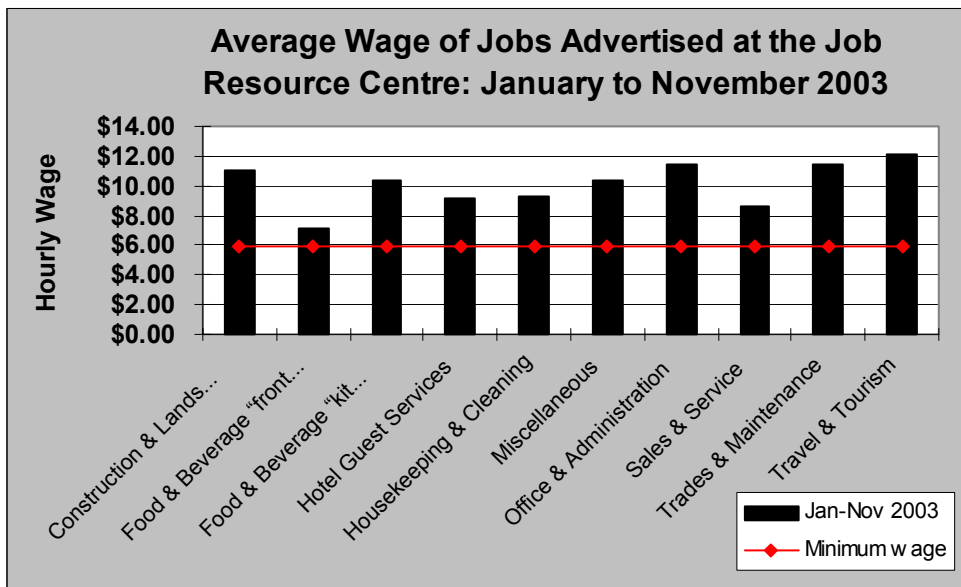
1. Since 1995, Accommodation and Food has been the highest employment category in Canmore. In 2003, it is still the highest, with 19% recorded in this category.
2. From 1995-2003, the Personal Services category has consistently remained the second highest employment category. It has ranged from a low of 12% in 1997 to a high of 16.6 % in 2000. In 2003, 16.1% were employed in this category.
3. Education, Health and Social Services have also displayed a relatively stable trend since 1995, with a low of 10.5% in 1997. The highest rate since 1995 has been in 2003 at 13.4%.
4. The percent of the employed population working in Construction has remained relatively stable since 1995 with a low of 10.6% in 2001 and a high of 12.2% in 1998. In 2003, 11.9% of workers were employed in the Construction industry.
5. Although the Retail-Wholesale category has remained relatively stable since 1995 with a high of 11.3% in 1996, the lowest percent occurred in 2003 with a rate of 9.5%.
6. From 1995-2003 the percentage of workers employed in government jobs has decreased. In 1995, 8.7% worked in government positions, while in 2003 only 5.2% were employed by the government.

Interpretation:

1. The tourism industry composes a large proportion of the Accommodation and Food and Retail sectors. It continues to be the most prominent industry in Canmore, with Accommodation and Food alone accounting for the highest percentage (19%) of employment. This makes Canmore susceptible to fluctuations in the regional, national and international tourism markets, which have recently been impacted by concerns of terrorism and disease (SARS). These fluctuations also demonstrate the need to have a diversified economy, that does not rely exclusively on the tourism market.
2. There is a strong construction industry in Canmore, with 12% of the jobs in that field. At present much of the funding for construction comes in from outside the valley. This 12% level is not sustainable, since with the limited development land base, construction will slow down at full build-out. We need to have economic plans in place for 2015 when this is projected to occur.

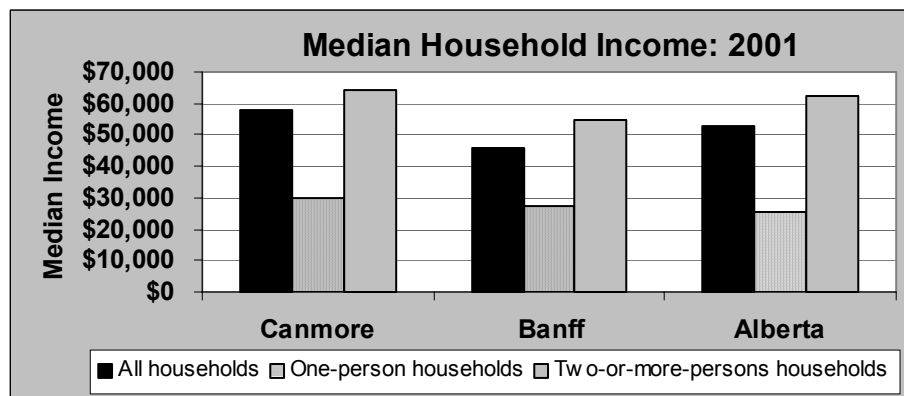
3. Wages

There are several methods of tracking wages in the community. Included here are wages of select occupations in the Banff-Jasper-Rocky Mountain House region (which includes Canmore); wages of jobs advertised at the Job Resource Centre; and comparisons of household incomes between Canmore, Banff, and Alberta



Note: All jobs posted at the Job Resource Centre must provide wages at or above minimum wage. The minimum wage in Alberta is \$5.90/hr

Source: 2003 Bow Valley Labour Market Review



Source: 2001 Census of Canada

2001 Alberta Wage and Salary Survey	Hotel Front Desk Clerk - 2001		Construction, Trades, Labour - 2001	
	Alberta	ER 840*	Alberta	ER 840*
Wages				
Starting	\$8.42	\$8.62	\$12.62	\$12.28
After 3 Years	\$9.67	\$10.56	\$16.13	\$15.30
Top	\$10.57	\$11.80	\$17.39	\$18.22
Overall Average Wage	\$9.26	\$9.80	\$14.99	\$14.82
Average Salary	\$18,717.71	\$20,116.61	\$35,567.17	\$35,715.24
*ER 840 "Banff Jasper Rocky Mtn House" includes Canmore				
Source: 2001 Alberta Wage and Salary Survey				

Observations:

1. The food and beverage front line positions are the lowest paid positions reported from Canmore’s Job Resource Centre, while trades and maintenance positions are the highest paid at about twice the pay of the food and beverage front line positions.
2. Front desk clerks receive higher pay in the Banff-Jasper-Rocky Mountain House region than in Alberta as a whole. These numbers do not specifically reflect Canmore- as they are collected for a much larger region.
3. The average wage for a construction worker is slightly less than the Alberta average.
4. In 2001, median household incomes of both one-person and two-or-more-persons households were higher in Canmore than in Banff or Alberta. The median income for all households in Canmore was \$57,910, compared to \$52,524 in Alberta.

Interpretation:

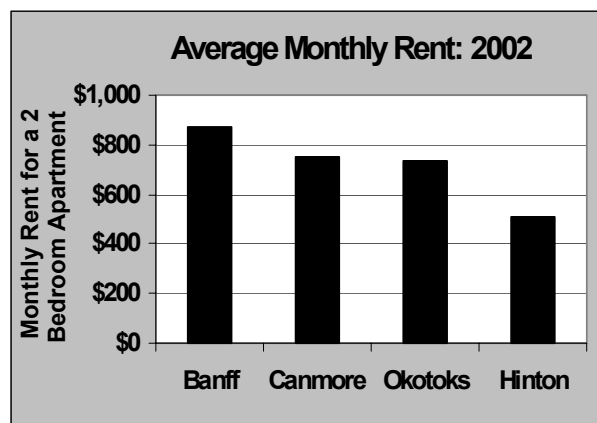
1. The jobs posted at Canmore’s Job Resource Centre give an indication of the wages offered for many commonly available positions in Canmore. It is limited in its application, however, as these are only some of the jobs available in Canmore and they may include a higher proportion of entry level or seasonal positions.
2. The higher median household income may be a reflection of the high cost of living in Canmore and may be due in part to dual income families, and high participation rates in the job market. Interpretation of the affordability of living in Canmore must also consider factors beyond wages, such as housing costs, and number of hours worked per week.

4. Rental Housing Costs and Availability

The affordability of housing in a community can be estimated by comparing costs of rental accommodation to the wages required to afford these rental accommodations. "Affordability" is defined as 32% gross debt service ratio (GDSR), a Canada Mortgage and Housing Corporation (CMHC) standard. The costs of housing rental and the vacancy rates are also provided for Canmore and comparison communities over time.

Rental Housing Costs (Nov 2002- Jan 2003)	Monthly Rent*	Household Income Required**		
		Hourly	Monthly	Annual
1 Bedroom	\$650.00	\$11.72	\$2,031	\$24,375
2 Bedroom	\$1,015.00	\$18.30	\$3,172	\$38,063
3 Bedroom	\$1,250.00	\$22.54	\$3,906	\$46,875
Bachelor/Studio	\$600.00	\$10.82	\$1,875	\$22,500
Roomate/Shared	\$450.00	\$8.11	\$1,406	\$16,875
*based on advertised accommodation in the Leader and Crag				
**Affordability threshold is 32% of gross income				

Source: Bow Valley Labour Market Review
Summer/Fall/Winter 2002/2003



Source: Alberta Seniors, Alberta Apartment and Rental Cost Survey

Observations:

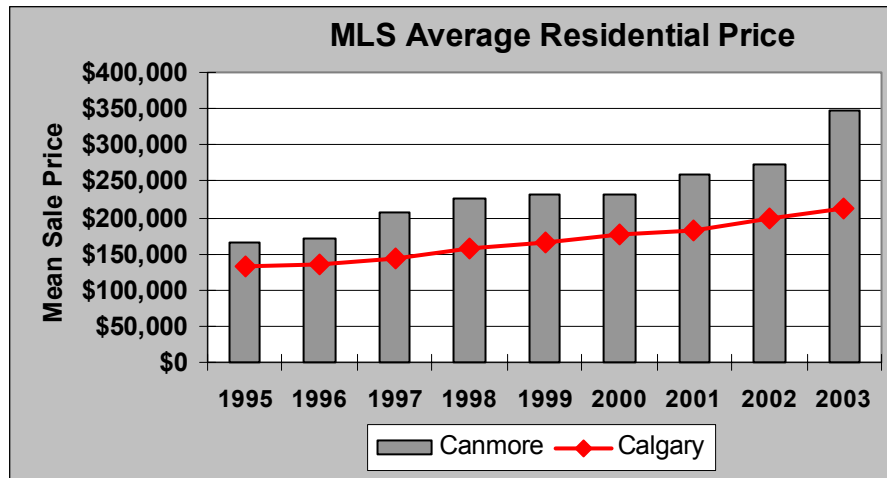
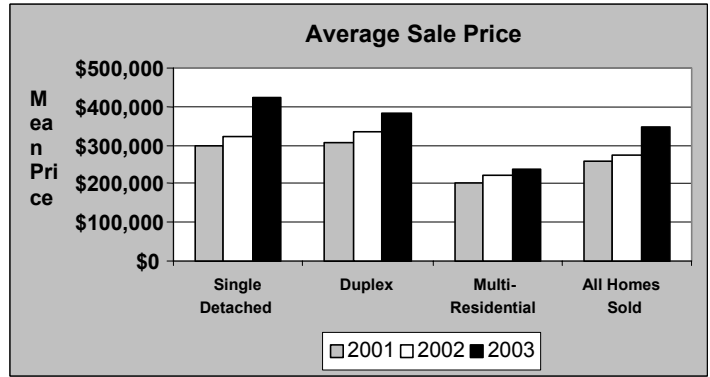
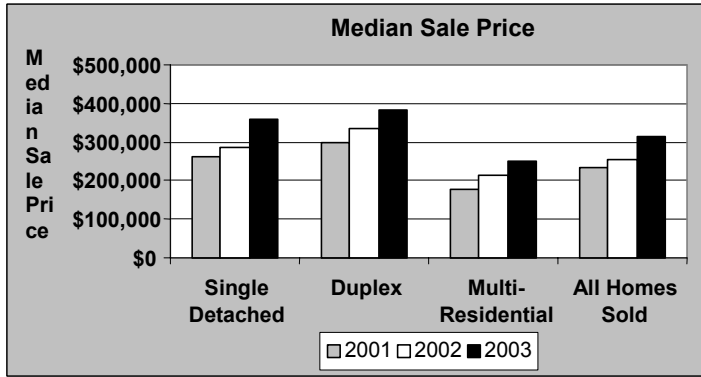
1. Alberta Seniors conducts the annual Alberta Apartment Vacancy and Rental Cost Survey. The survey includes private, non-subsidized buildings containing four or more rental units. The survey *does not* include rented single and semi-detached family homes, basement apartments or condominium units. The 2002 Alberta Seniors Survey covers 104 rental units in Canmore (less than 10% of the total). Rental rates from Alberta Seniors Survey would seem to underestimate the actual rate in Canmore, a similar observation is noted in the Canmore Community Housing Plan.
2. In 2003 Canmore and Okotoks were surveyed by CMHC because they had a population of more than 10,000 and so will no longer be part of the Alberta Seniors Survey. The CMHC's Rental Market Survey is conducted yearly in October, to provide vacancy rate and rent information on privately initiated structures of three or more units.
3. In 2003 there were 1,424 rented units (23% of total housing units).
4. In 2002 the apartment vacancy rate in Canmore was 1%. From 1996 to 2000 the vacancy rate was 0% indicating a very tight rental market.
5. Rental unit prices obtained from the local newspapers indicate that shared accommodation costs approximately \$450/month, to be classed as "affordable" this requires a minimum income of \$16,875, or \$8.11/hour which is much higher than Alberta's minimum wage of \$5.90.
6. In 2001 the average monthly rental housing payments were \$962 in Canmore, \$767 in Banff, and \$674 in Alberta (2001 Statscan Community Profiles).

Interpretation:

Rising housing prices increase rental rates in the community as homeowners set the rental price to cover their mortgage. The combination of higher rental rates and low vacancy rates puts increased pressure on low income individuals and families. This results in a variety of housing and shelter solutions such as the use of the campground for longer term living arrangements, the use of smaller homes and increased numbers of individuals per home. The Canmore Community Housing Plan identifies those groups that are most likely to be in core housing need (unattached individuals, single-parent families, couples with one income earner, seniors and persons with physical or mental disabilities, service industry employees, large families with low to moderate incomes).

5. Average House and Condominium Sale Prices

The average sale prices of houses and condominiums listed in the Canmore Real Estate Industry database give a good indication of the cost of home ownership in the area. However, many of the new Three Sisters Mountain Village homes are not included in the following data as builders are not listing these new homes through the Canmore Real Estate Industry database.



Source: Canada Mortgage and Housing Corporation, Calgary Real Estate Board, and Canmore Alpine Realty (Re/Max)

Observations:

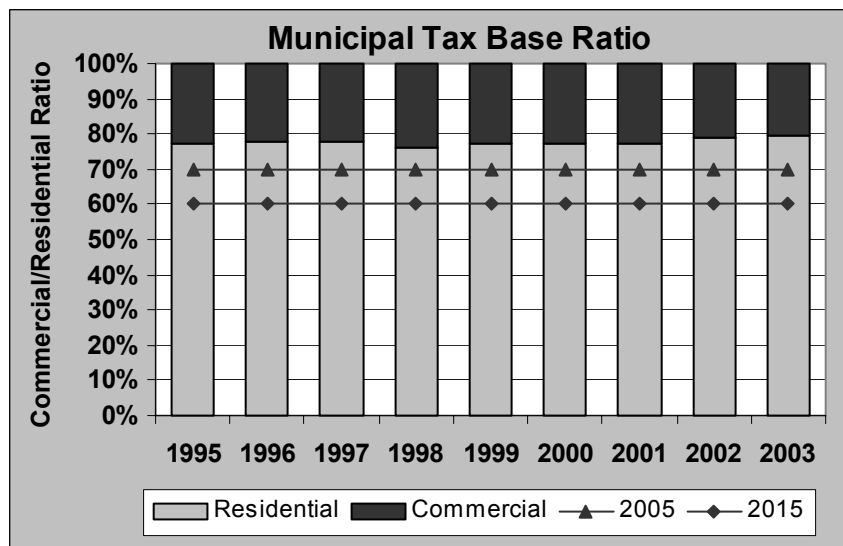
1. From 1995 to 2003 the average residential price increased by 110%, by comparison, prices in Calgary increased by 60%.
2. The average residential sale price rose 27% from 2002 to 2003.
3. The 2001 Place-to-Place Price Comparison Survey for Selected Alberta Communities (Alberta Economic Development, 2001) identified Canmore as having the second highest index of shelter costs of the 10 selected communities (only Fort McMurray was higher).
4. In 2001, the median household income in Canmore was \$57,910. Based on a 32% gross debt service ratio (used by CMHC) the maximum affordable home price with this income would be approximately \$210,000. This is below both the average and median prices of single family, or duplex, homes in Canmore that year.
5. Based on this estimate, a household in Canmore with an income of \$57,910 has insufficient income to purchase a single family, duplex, or multi-residential home at the median or mean selling prices for 2003.

Interpretation:

1. Canmore has a limited land base as it is subject to topographical constraints and is surrounded by provincial and federal parkland. With a limited land base, and increasing demand for residential and recreational properties, prices in Canmore have risen sharply in recent years. This situation is not unique to Canmore, as North American and European real estate markets have strengthened during the same period, with natural settings similar to Canmore receiving the most upward pressure on prices.
2. The Town of Canmore has encouraged new affordable housing development through zoning for narrow-lot homes and employee housing districts, and negotiating with developers for more affordable housing alternatives in new subdivisions.
3. Economic spin-offs for Canmore specific to the real estate market have been an increased tax base, increased spending locally by the shadow population, increased earnings by local sector participants, and an increase in tourism by potential recreation property purchasers.

6. Municipal Tax Base Ratio

Measuring the Municipal Tax Base Assessment Ratio helps demonstrate whether or not Canmore has a balanced tax base. This balanced tax base ratio is important, as it is generally understood that the residential component of any community is the larger user of the community's infrastructure. A balanced tax base means the burden of increased taxes is shared on a more balanced basis between residents and businesses, to help maintain affordability for residents.



Source: Town of Canmore Tax Assessment Information

Threshold: The 1995 Growth Management Strategy (GMS) Report "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:

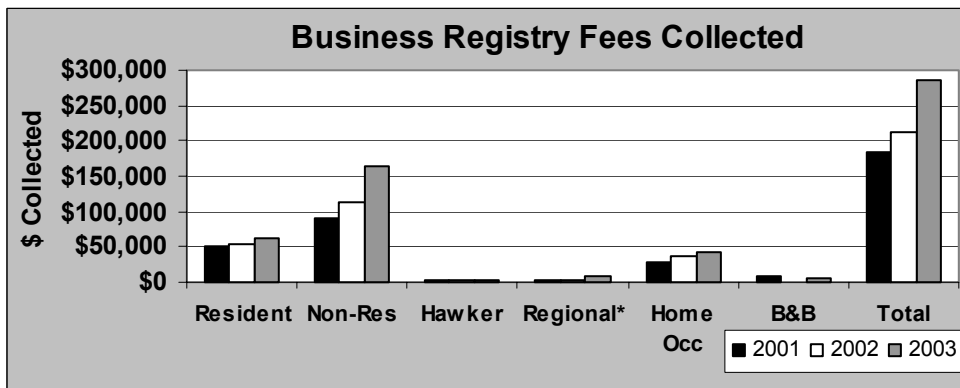
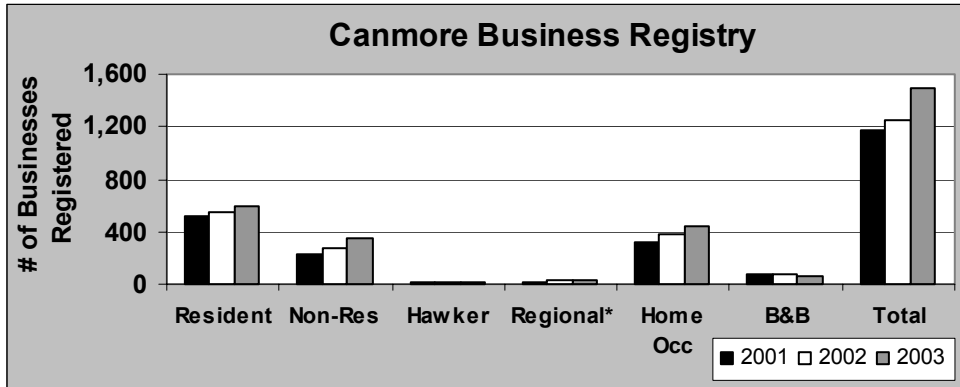
1. In 2002 and 2003, the ratio was 79% residential to 21% commercial. This is an increase in the residential portion by 2% from 2001. This is the highest proportion of residential tax assessment that has been recorded during the 1995-2003 study period.

Interpretation:

The GMS raised the concern that continued reliance on the residential tax assessment will eventually lead to increases in municipal tax levies, undermining the ability of many to live in Canmore. The 60/40 split should be re-evaluated to determine if it is a realistic goal for Canmore. Increasingly higher assessed values of homes is skewing the 60/40 goal, if there is not an adjustment to the mill rates to account for inflation of assessed value of residential/commercial. Even though there is strong commercial growth, it is simply outpaced by the residential growth.

7. Business License Registry

Each business operating in Canmore is required to register for an annual business license. This indicator provides information on the number and type of businesses registered in Canmore each year.



Source Canmore Economic Development Authority

Observations:

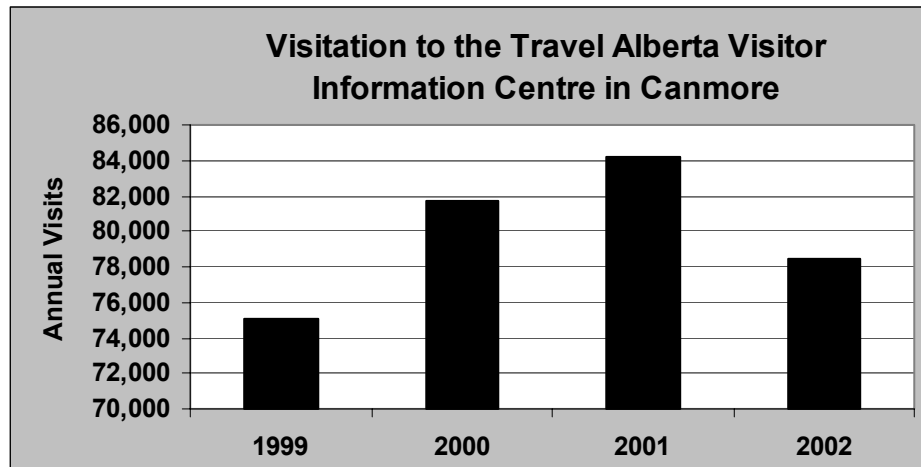
1. The number of registered Home Occupation businesses increased by 13% in 2003.
2. The number of registered Resident businesses increased by 7.5% in 2003.
3. The number of non-resident businesses registered increased by 33% between 2002 and 2003.
4. As of December 2003, 57% of the Business Registry Revenue comes from non-resident businesses (i.e. those businesses that work in Canmore, but do not reside in Canmore). This compares to 53% in 2002 and 49% in 2001.

Interpretation:

1. Increases in the business registry numbers may in part be due to community growth, but are likely also largely influenced by increased compliance with registration.
2. Although increased compliance likely plays a role in the large increase in registered Home Occupation businesses, there does appear to be opportunities for increases in this type of business in Canmore.
3. The increase in the non-resident category may be due to out of town builders and contractors, which will not be sustainable at full-buildout.
4. Business registry fees for non-resident are \$500 (resident business fees are \$100) giving them a disproportionate weighting in the overall totals.

8. Tourism Industry

Canmore is becoming a tourist destination and the tourism industry is the dominant industry in Canmore. For Canmore to have a strong and vibrant economy, the tourism industry needs to be fostered, for employers and employees alike. At the same time, the overall economy needs to be diversified, so that Canmore is not reliant on only one industry for its economic well being.



Source: Travel Alberta

Observations:

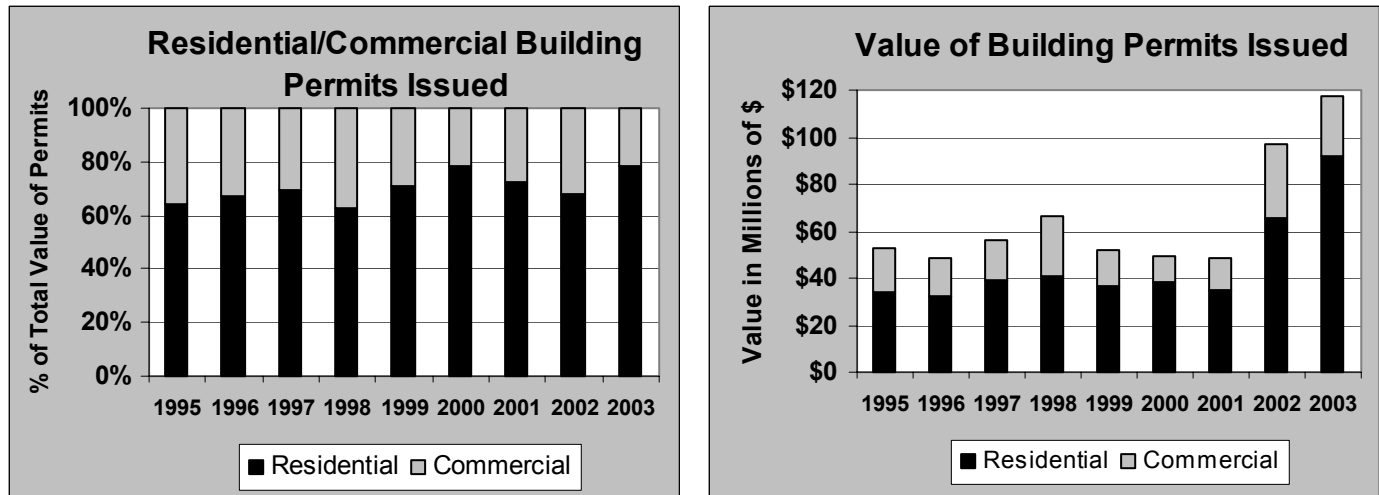
1. Detailed information on the economic impact of tourism has not been updated since the report by Western Management Consultants and Econometric Research "Economic Impact of Tourism to Canmore, Alberta: 1999" (April 2001). This study estimated that initial direct spending by tourists exceeded \$138 million in 1999, sustaining 2,400 equivalent full time jobs and providing \$4.7 million in tax revenues for the municipal government.
2. Visitation to the Travel Alberta Visitor Information Centre in Canmore rose steadily from 1999 through the 2001 reporting period. The 2002 visitation levels were down 9% from the 2001 levels. The percentage of total visitors from the United States has increased since 2001, while the percentage of visitors from Alberta dropped during this same time period. Also observed was a slight decrease in the percentage of people traveling from international destinations and a slight increase of those traveling from other parts of Canada.
3. The Hotel Valuation Survey (HVS) reported a 57% occupancy rate for hotels in Canmore in 2003.

Interpretation:

1. The Travel Alberta Visitor Centre statistics should be used with caution because they do not reflect the total extent of tourist activities, just those that visited the centre. For instance, repeat visitors to the region and certain tour groups may be less likely to visit the Centre than those traveling by car and arriving to the area for the first time. The availability of internet information may also affect VIC statistics. However, the overall drop in number of visitors to the Centre in 2002 may be a reflection of the impacts of worldwide terrorism on the local tourism market, as Canmore's drop mirrored regional and national data very closely.
2. In 2003 Canmore did not seem to be as directly affected by the impact of the SARS crisis as neighboring Banff and Lake Louise, due primarily to Canmore having a much smaller percentage of the Asia Pacific markets than either of our closest neighbours and competitors. However as Banff reached into regional markets to try to fill the void created by the loss of Asia Pacific markets, there seemed to be a significant impact to Canmore's room counts. In 2004 Tourism Canmore will be initiating a new data collection system with local hotels to gain better statistics on the tourism industry.

9. Building Permit Summary

The value of building permits issued by the Town of Canmore is one indicator of the growth of the local economy and the community as a whole. Comparisons between the residential and commercial values help determine if the future municipal tax base ratio will move towards target levels.



Source: Town of Canmore - Annual Building Permit Report Breakdown Summary

Observations:

1. From 2001 to 2003 the value of all building permits issued increased dramatically to from \$48 to \$117 million. This was a 141% increase from 2001. The value of commercial permits increased by 90% from 2001 to 2003, while the value of residential permits increased by 161%.
2. Since 1989 the value of residential permits has exceeded the value of commercial permits. As a percentage of total permit value, commercial permits have fluctuated, ranging from a low of 13% in 1989 to a high of 45% in 1990. Residential permits were at their highest in 2003 with a total value of \$91,633,000, while commercial permits reached \$31,463,382 in 2002, dropping to \$25,627,000 in 2003.
3. In 2003 the split between residential and commercial permit value was 78:22.

Interpretation:

The Town of Canmore had a large increase in the value of its building permits between 2001 and 2003. The value more than doubled over two years. This reflects community growth in both residential and commercial buildings. Commercial development has increased since 2001, however the massive increase in residential permit values has overshadowed this increase. The larger percent increase in residential permits in 2003 does not bring Canmore closer to its target of a 60/40 residential/commercial split for its municipal tax base (see Indicator #6 Municipal Tax Base Ratio).

ENVIRONMENTAL INDICATORS

Trends

The Town of Canmore has set goals for reducing water consumption, solid waste, and energy use/greenhouse gas emissions. Meeting these targets will require continued proactive measures on the part of the municipality, and an effective campaign of public education.

The installation of bear-proof garbage containers and by-law changes have greatly reduced the number of bears reported in town due to garbage. Continued vigilance is required to avoid habituating bears and other wildlife.

Decades of fire suppression has produced an unnaturally old and homogenous forest structure around Canmore. This forest is subject to an increased risk of fire and disease, and provides a less diverse habitat for wildlife. The proposed fuel modification and beetle control projects will have a number of benefits including decreased risk of wildfire and increased diversity of habitat for wildlife.

A number of wildlife corridor and mitigation issues have been addressed in the past few years. As part of the G8 Environmental Legacy, a crossing structure has been built across the Rundle Forebay and an highway underpass is planned at Deadman's flats. Many of the corridor alignment issues have been resolved and protected lands secured in the Wind Valley, west of Stewart Creek Golf Course, and west of Silvertip. Several issues remain unresolved, including a misalignment of the corridor just west of the Wind Valley, and a development proposal in the South Canmore Habitat Patch adjacent to Restwell Trailer Park and Millenium Park. Ongoing monitoring is required to determine if the corridors and mitigation structures are functional for wildlife. Public education is essential to help ensure the functionality of the corridors and crossing structures.

The new highway fencing and underpass to be constructed at Deadman's Flats will reduce wildlife highway mortality and help to ensure connectivity between the north and south sides of the valley. Vehicle/wildlife collisions remain a concern on the highway, especially on the section between the Bow River and the Banff Park gate. As the population increases, traffic on the highway and in town continue to be concerns both for levels of service on the roads and for potential air quality impacts.

Recent air quality surveys in the Bow Valley have shown that the ambient air quality in Canmore is within provincial guidelines, with concentrations of pollutants generally lower than those measured in Calgary or Edmonton. Air quality should continue to be monitored due to increasing population growth and traffic in the town and on the Trans-Canada Highway

Introduction

Monitoring the health of the environment is never simple. The other sections of this report all deal with a single species - humans. This environmental section deals with multiple species and their surrounding environments. It is impossible to pick one indicator, or even several to accurately measure the state of the environment. The following indicators reflect the health of much of the ecosystem and the quality and level of use of many of its resources. They also describe the human use of land as well as land use mitigation throughout the region.

Ecological Integrity

1. Integrated Ecological Research and Monitoring

Natural Resources

2. Air Quality
3. Water Consumption and Quality
4. Wastewater
5. Solid Waste
 - 5.1 Wildlife Attractants
 - 5.2 Wildlife Incidents and Outcomes
6. Recycling / Toxic Round-up
7. Energy Use and Greenhouse Gas Emissions

Landscape

8. Quantitative Land Uses
 - 8.1. Wildland Urban Interface
9. Wildlife Movement Corridors and Habitat Patches
10. Transportation
 - 10.1 Wildlife Highway Mortality
11. Forest Health

1. Integrated Ecological Research and Monitoring

One of the most fundamental visions for the Bow Valley is to protect its ecological integrity. According to the Vision of Canmore, 2015 in the 1995 Growth Management Strategy Report "...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."

Threshold:

The goal is the maintenance of the ecological integrity of the Bow River watershed. 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. Because of the complexity of the ecosystem, there is no single indicator or simple set of indicators that can accurately assess ecological integrity.

Observations:

In 2000, the Biosphere Institute of the Bow Valley completed a series of 7 Expert Analysis Workshops on Vegetation, Mammals, Birds, Microfauna, Aquatics, Quality of Air, Water and Soil, and Socio-economics (as it pertains to ecological integrity). Researchers identified and prioritized potential research and monitoring projects relevant to the ecological integrity of the region and made specific recommendations for each workshop category including many species-specific recommendations (see www.biosphereinstitute.org). In spite of differences between workshop topics and participants, the top priorities were surprisingly similar.

- Standardized protocols should be developed and used valley-wide to improve research quality and to help facilitate comparisons between research projects;
- A landscape approach to research should be employed rather than isolated area research;
- The need for a coordinating body (or coordinating bodies) was also seen as a top priority due to the multi-jurisdictional nature of the resources and the varied research agencies and individuals involved;
- Studies of the direct and indirect effects of human use are an immediate priority;
- Baseline data must be collected in order to determine local trends;
- It is essential to establish control regions where human use is minimal; and
- The establishment of long-term monitoring programs is essential.

Although much still needs to be done to help ensure ecological integrity of the region, many steps have been undertaken that address these priorities. Standardized protocols are now being used in much of the transect monitoring undertaken by developers, government agencies and contractors. Human use studies are being conducted on the trails surrounding Canmore and near wildlife mitigation projects. In 2001, a well-attended multi-jurisdictional Human Use workshop was held in Canmore. In 2002, the Bow Corridor Ecosystem Advisory Group's (BCEAG) Recreational Opportunities Working Group (ROWG) produced a document on recommendations for recreational use in the region. Recommendations from this group were accepted by all jurisdictions and implementation is underway. BCEAG's Trail Advisory Group (TAG) continues its work on these issues. A landscape approach is being utilized through these groups and others like the Central Rockies Ecosystem Interagency Liaison Group (CREILG). The G8 Legacy Wildlife Ecology Chair is now in place at the University of Calgary and may help coordinate research at a regional level.

Several multi-jurisdictional projects have been implemented including several highway mitigation projects, the Eastern Slopes Grizzly Bear Project, the Central Rockies Wolf Project, the Mountain Pine Beetle Control Team and the Bow Valley Ox-Eye Daisy Project. The Bow Valley Protected Area Management Plan has established some areas that are seasonally closed to human use and placed restriction on some activities such

as camping. Through transect monitoring, baseline data is being collected and compared to determine trends of human use and wildlife activity. Long term monitoring programs include large carnivores and ungulates as well as most small mammals, and some avian species.

Interpretation:

The general priorities identified in the workshop series are still relevant in 2003, and should be supported and implemented. For instance, none of the coordinating bodies are in a position to design, fund and implement landscape scale research. An update or biannual review of the Expert Analysis Workshops would also be useful to provide an overview of research activities and needs and to provide details including changes in species-specific priorities.

2. Air Quality

Alberta Environment conducted air quality studies of Canmore and the Bow Corridor in 1994 and again from December 1999 to August 2001. Data was collected by the Mobile Air Quality Monitoring Laboratory (MAML), a stationary particulate sampler in Exshaw, and a passive air quality monitoring network from Bow Valley Provincial Park to Canmore. The following important air quality issues in the Bow Corridor were identified: 1) Particulate emissions from industrial, natural and domestic sources; 2) Air pollution from traffic along Highway #1 and from communities in the Bow Corridor.

Threshold: the minimum is to meet the Alberta Standards

Observations:

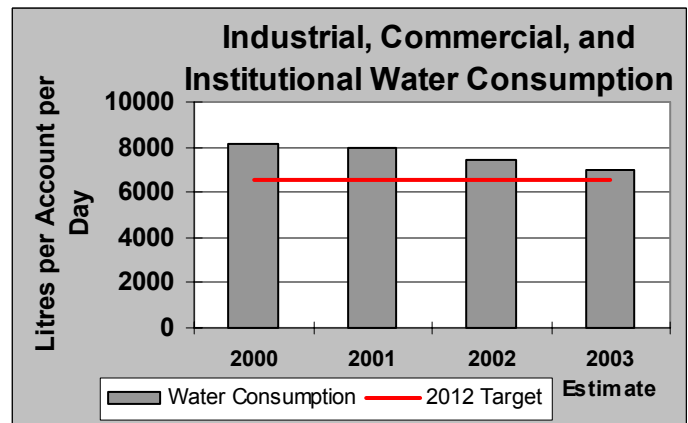
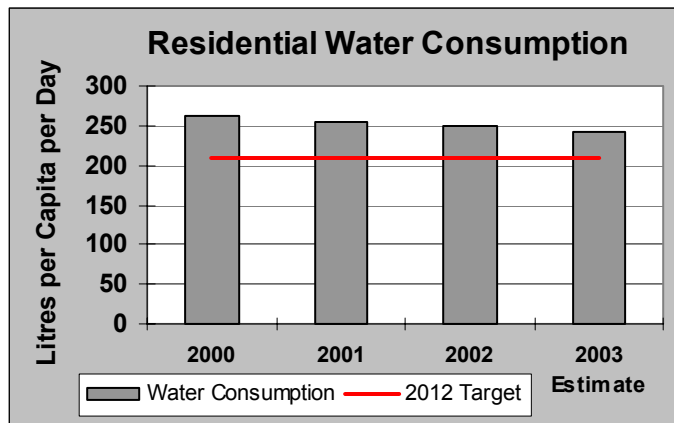
1. Ambient levels for all air quality parameters were within Alberta guidelines as measured by the MAML. Maximum concentrations as a percent of the one-hour guideline were as follows:
 - 53% for sulphur dioxide,
 - 15% for nitrogen dioxide,
 - 68% for ozone,
 - 8% for carbon monoxide,
 - 20% for hydrogen sulphide, and
 - 2% for ammonia.
2. In general, concentrations of air pollutants measured by the MAML and passive monitoring network were similar to those measured in Fort McMurray, Fort Saskatchewan, and Red Deer, while lower than those measured in Edmonton or Calgary.
3. PM_{2.5} levels in Exshaw exceeded the 24 hour CWS benchmark concentration of 30 ug/m³ once during the 307 day monitoring period.
4. Alberta Environment estimates that the one hour equivalent to the 30 ug/m³ 24 hour benchmark concentration for PM_{2.5} is 80 ug/m³. A total of 5 hours in excess of 80 ug/m³ were recorded during the 307 days of monitoring in Exshaw. The maximum measurement during this time was 207 ug/m³. The overall average concentration of PM_{2.5} during this period was 11.2 ug/m³.
5. The Exshaw station measured PM₁₀ for a total of 59 days. The 24 hour PM₁₀ guidelines exceeded the 24 hour TSP guidelines of 100 ug/m³ once during this period with a reading of 107 ug/m³. Alberta Environment attributes this high value to forest fires in Kootenay National Park.
6. Elevated levels of large particulates (TSP and PM₁₀) were measured in Exshaw, while particulates were low in Canmore. Elevated levels of large inhalable particulates (PM₁₀) were primarily attributed to forest fires in the Kootenay National Park area during the summer of 2001.
7. There are several sources of airborne particulates in the Bow Corridor, these include: 1) wind-blown dust from natural sources (such as Lac des Arc); 2) limestone mining operations; 3) manufacturing plants (cement, lime and magnesia); 4) vehicle exhaust from local traffic and Highway #1; and 5) smoke from recreational wood burning and forest fires.

Interpretation:

Interpreting ambient air quality data is difficult because of the large number of environmental and sampling variables involved. As measured by the 1994 and 1999-2000 surveys, the air quality in Canmore is generally within the Alberta Environment standards. Forest fires in the summer months can have a negative impact on air quality, increasing particulate matter, causing difficulties for those with respiratory ailments. In the summer of 2003 nearby prescribed burns and large forest fires throughout western Canada contributed to a great deal of haze and particulate matter in the Bow Valley. As the population of Canmore continues to grow, and traffic on Highway 1 increases, it will be increasingly important to continue to monitor air quality in the Bow Valley.

3. Water Consumption and Quality

The Town of Canmore has adopted a new water management goal of reducing residential and commercial use, as well as reducing unaccounted for losses of water from the system. Water conservation is an important practice as water is a finite resource, and water and wastewater treatment requires significant amounts of energy and expense. Canmore draws drinking water from the Rundle Forebay and from a groundwater aquifer beneath the town. Canmore's surface water treatment plant is a modern facility operated under contract with EPCOR. The treatment plant features an automated SCADA control system (allowing 24 hour monitoring of the plant from Edmonton) and a UV filter providing a treatment standard of 99.9% of all waterborne pathogens.



Source: Town of Canmore Utility Services Annual Report

Threshold:

As part of the new Water Management Goal, the Town of Canmore will:

- reduce the water distribution system losses from 22.4% to 10%
- reduce the residential water consumption on a per capita basis by 20%
- reduce the industrial, commercial and institutional consumption by 20% based on an average account usage.

The goal is to be achieved by 2012 using year 2000 as a base year.

Observations:

1. The Town of Canmore is supplied with water from two sources, the Spray Lakes Reservoir system and a groundwater aquifer. Each supplies approximately half of the total water for the town.
2. Residential use accounts for approximately 60% of water consumption in Canmore. Per capita residential consumption has declined each year since 2000.
3. Per Capita water consumption (for all uses) decreased from 430 to 404 L per person per day from 2000 to 2003.
4. The 2001 increase in town facilities and parks use is due to new metering on the irrigation system.
5. EPCOR reported 99.9% compliance with water and wastewater regulatory quality requirements in 2001-2002.
6. A certain percentage of water in any system is unaccounted for (theft, leakage, metering inaccuracies). The Town of Canmore undertook a leakage study in 2000 and addressed 10 identified leakage areas in 2002-3. The analysis of unaccounted for water is currently ongoing and final results will be available in early 2004.

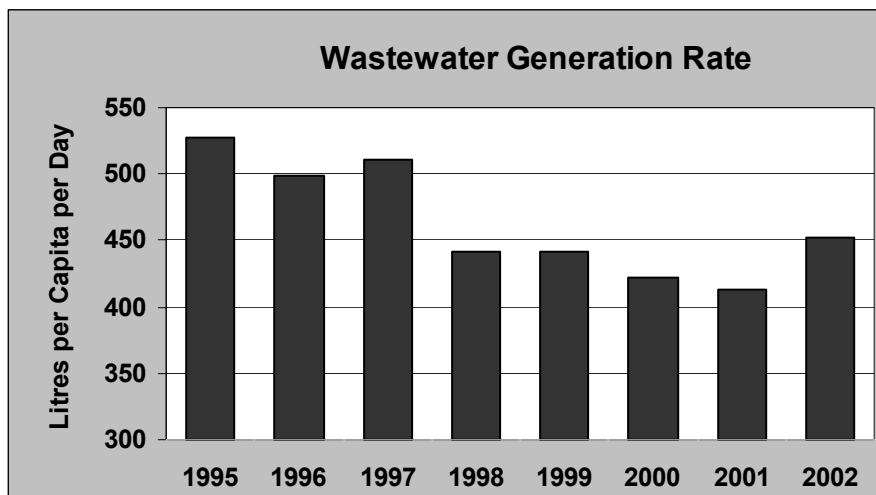
7. Dual flush toilets, low flow showerheads, and low flow faucets were installed in 2003 in some town operated facilities as part of the new Water Management Goal.

Interpretation:

Canadians use vast quantities of water for residential, commercial, and industrial purposes. Canada ranks 28th out of 29 OECD countries for water consumption (only the U.S. uses more water per capita). Currently there is sufficient water in Alberta to meet our needs, however climate change is predicted to have serious impacts on Alberta's water supply. Higher temperatures would increase evapotranspiration, precipitation could decrease, and the glaciers that provide reliable summer flows for Alberta's major river systems would shrink in size. Currently these glaciers are melting faster than they are recharged by snowfall. This would lead to decreased flows in the Bow River, reducing water supplies for communities in the Bow Valley, and increasing concentrations of pollutants as the volume of water decreases. The Government of Alberta has enacted a new strategy called "Water for Life" (www.waterforlife.gov.ab.ca). As Canmore's population continues to grow water conservation will become a key issue and an important part of a sustainable community.

4. Wastewater

Wastewater collection and treatment are closely monitored to meet provincial standards. The treated effluent from Canmore's wastewater treatment plant (WWTP) is discharged into the Bow River so it is important to ensure that it is reliably treated to the highest standards to maintain the health of the river and water quality for downstream users and aquatic life.



*for Total Population (permanent and non-permanent)

Source: Town of Canmore Annual Wastewater Report

Observations:

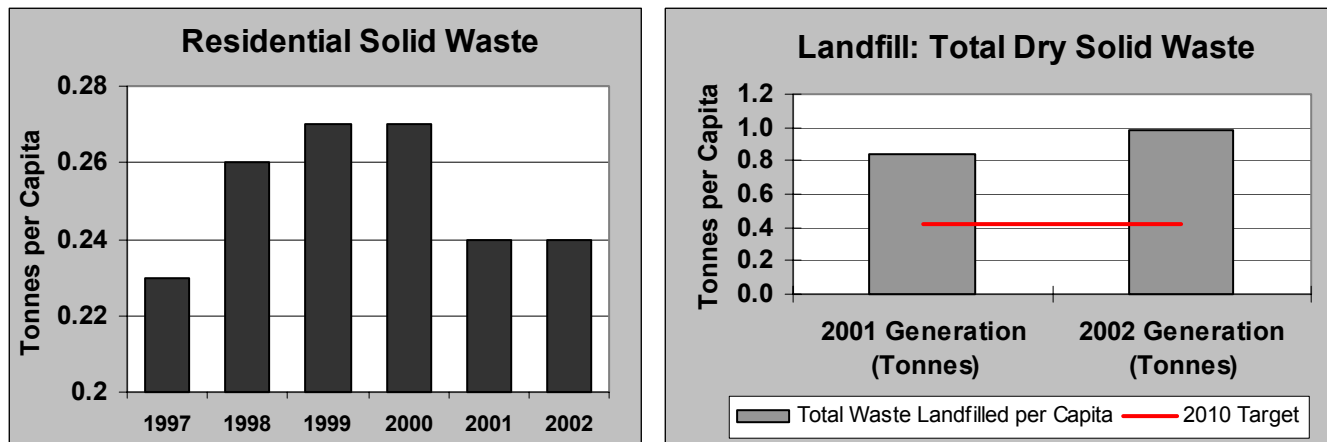
1. From 2000-2002 all effluent quality requirements were met.
2. The Town of Canmore signed a 10 year contract with EPCOR Water Services commencing on May 15, 2000 to operate the water/wastewater treatment facilities. In 2002 EPCOR and the Town of Canmore won a silver award for service delivery from the Canadian Council for Public-Private Partnerships.
3. The WWTP is a level III tertiary treatment plant with a capacity of 22ML/day.
4. Biosolids (organic materials resulting from the treatment of sewage sludge) will be hauled to Medicine Hat until 2005, until a regional solution is developed.

Interpretation:

With efficiency improvements the WWTP could serve a population of 18,000. With additional water conservation measures the total population supported could increase significantly.

5. Solid Waste

In 2003 the Town of Canmore adopted a new Solid Waste Action Plan (SWAP) with the goal of reducing residential and commercial solid waste. Reducing waste can be achieved by following the 3 R's (Reduce, Reuse, and Recycle) to divert materials for other uses instead of sending them to the landfill.



Source: Town of Canmore Solid Waste Services Annual Report

Threshold: In 2002 Town Council approved the following goal: "That the Town of Canmore achieve a reduction in per capita Municipal Solid Waste sent to landfill of 50% by the year 2010, using 2001 as the base generation year." Base generation was determined to be 0.84 T/p/y with a goal of 0.42 T/p/y by 2010. The Solid Waste Action Plan was approved by Council in 2003.

Observations:

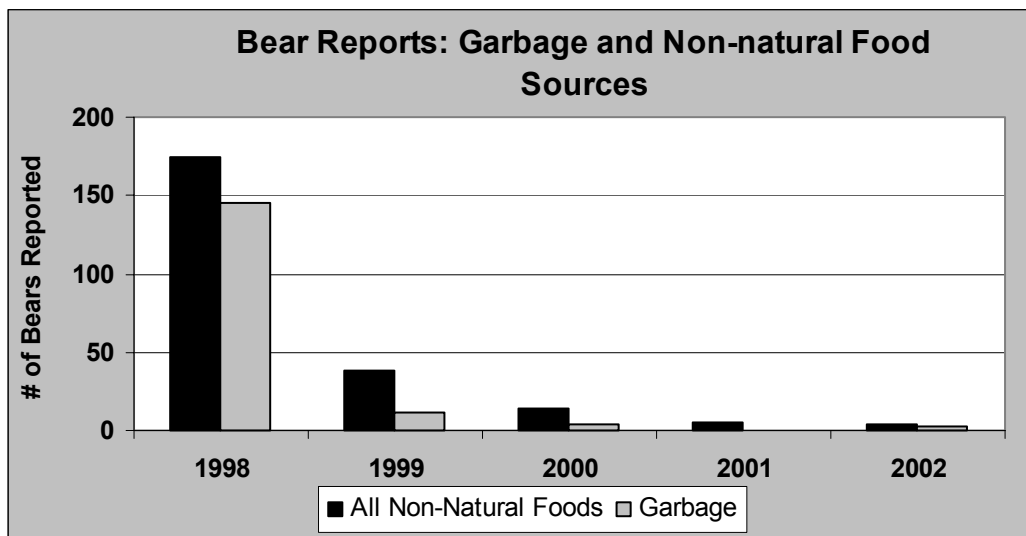
1. Solid waste landfilled per capita increased from 0.84 T in 2001 to 0.98 T in 2002, however residential solid waste per capita remained constant at 0.24 T for both years.
2. Dry waste landfilled increased by 43% from 2001 to 2002, while wet waste increased only 4%.
3. The Town of Canmore's dry waste landfill operation closed in 1999. Dry waste (i.e. construction and demolition waste) from Canmore is now landfilled at the Bow Valley Waste Management Commission Francis Cooke Class III Regional Landfill, while wet waste (residential, commercial and industrial solid waste) continues to be transported to the Calgary Landfill. Historical comparisons of solid waste statistics are complicated by these changes in landfill locations.

Interpretation:

1. Canmore is a rapidly growing community, and the quantity of materials landfilled is strongly affected by rate of construction activity. The number of building permits issued nearly doubled from 2001 to 2002 affecting the amount of waste generated. In 2004, the Town of Canmore is commencing a pilot project to divert reusable materials from construction activities to reduce the amount of construction waste sent to the Francis Cooke Landfill.
2. Transporting solid waste and developing a new landfill is expensive, therefore it is important to minimize the amount of waste created and to divert as much as possible from reaching the landfill. This is most effectively achieved through the Three R's: Reduce, Reuse, and Recycle.

5.1. Wildlife Attractants

By monitoring reports of wildlife feeding on non-natural food sources, we can better determine the effects of initiatives to lessen the impacts of development in Canmore. In May 1999 the Town of Canmore installed bear-proof garbage containers. The town has also prohibited outdoor composting of food waste and the use of hummingbird or birdseed feeders from April 1st to October 31st. These measures are designed to avoid attracting bears to residential neighbourhoods where they could come into conflict with people or pets.



Source: Alberta Sustainable Resource Development and Alberta Community Development-Parks and Protected Areas

Observations:

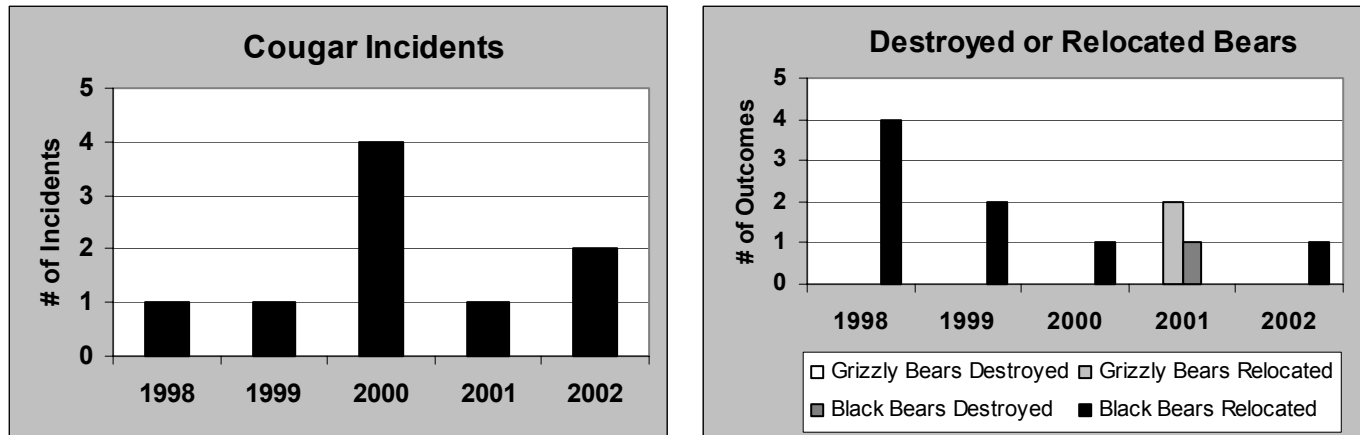
1. Bear sightings associated with garbage in Canmore have declined from 145 reported cases in 1998 to 2 in 2002 (zero bear/garbage incidents were reported in 2001).
2. From 1998 to 2002 bear sightings related to bird feeders have ranged from 0 to 10 (in 1999) reported sightings.
3. There have been no compost related bear sightings reported since 1999.

Interpretation:

1. In general, the Town of Canmore has improved the management of non-natural bear attractants in recent years.
2. The bear-proof garbage containers introduced in May of 1999 have greatly reduced the number of garbage related bear incidents in Canmore.
3. Since 2001, when Canmore introduced a by-law prohibiting birdfeeders in yards from April 1 to October 31, there have been no bird feeder-related bear incidents reported.
4. The bylaw prohibiting outdoor composting of food waste appears to be effective as no compost related bear sightings have been reported since 1999.

5.2. Wildlife Incidents and Outcomes

Residents of Canmore live in close proximity to wilderness areas and wild animals. The Town of Canmore has instituted a number of progressive measures to reduce the habituation of wild animals to urban areas. Animals that are deemed to be a potential hazard to public safety may be destroyed or relocated.



Source: Alberta Sustainable Resource Development and Alberta Community Development-Parks and Protected Areas

Note: An incident is defined as a circumstance where a Conservation Officer investigates a wildlife report.

Observations:

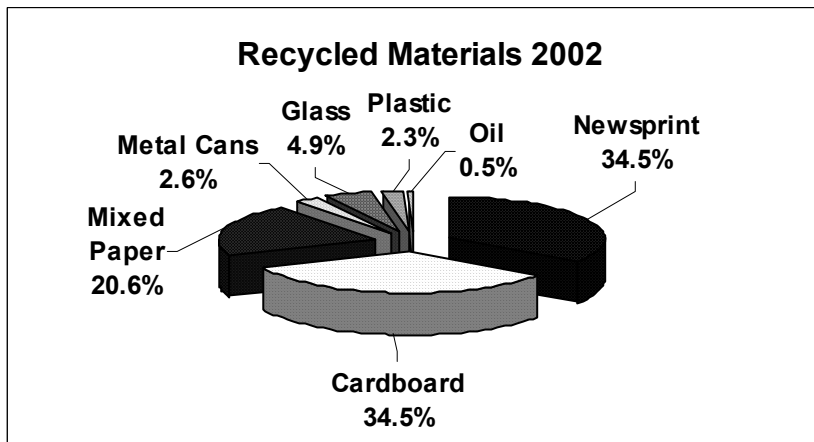
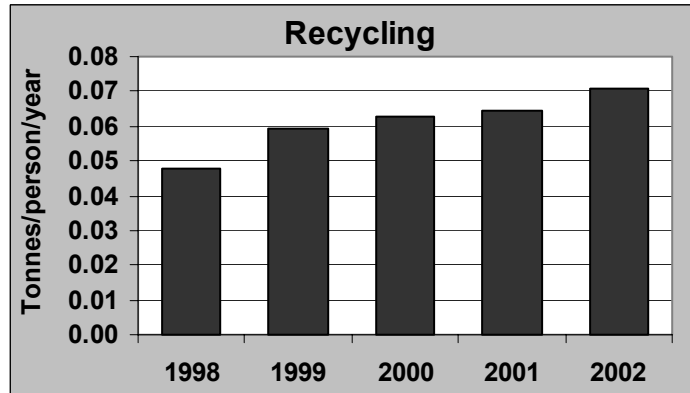
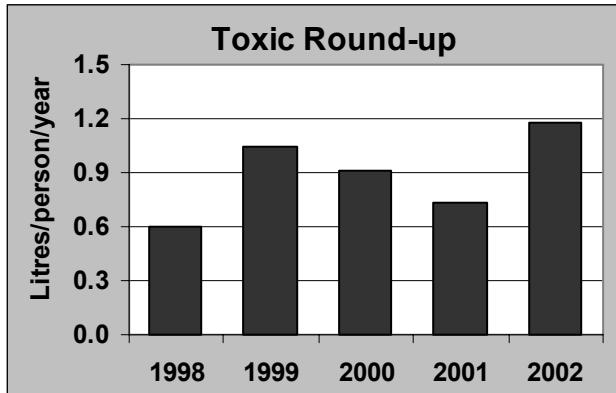
1. In 2003 several habituated black bears had to be relocated and/or destroyed. In 2002, one black bear was relocated. In 2001 two grizzly bears were relocated, but were eventually shot after being released in a new location.
2. In 2000, four cougar incidents were reported in Canmore, this is the highest number of reported incidents in the period 1994 to 2003. In five of these ten years, zero cougar incidents were reported.

Interpretation:

It is important to avoid habituating bears to human food or residential neighbourhoods. Because of public safety concerns habituated bears may be subjected to adverse conditioning. If this is unsuccessful the bears may either be relocated or destroyed. As the incident in 2001 illustrates, relocating bears is not always an ideal solution as the two grizzlies that were relocated were eventually shot. Although numbers of incidents will fluctuate from year to year, there is a need for continued vigilance and management of attractants.

6. Recycling / Toxic Round-up

This indicator monitors the material collected at the Town of Canmore's Recycling Depots and the toxic material collected during the Town of Canmore's Toxic Round-ups. The recycled material collected by private companies is not included in this report.



Source: Town of Canmore Solid Waste Services Annual Report

Observations:

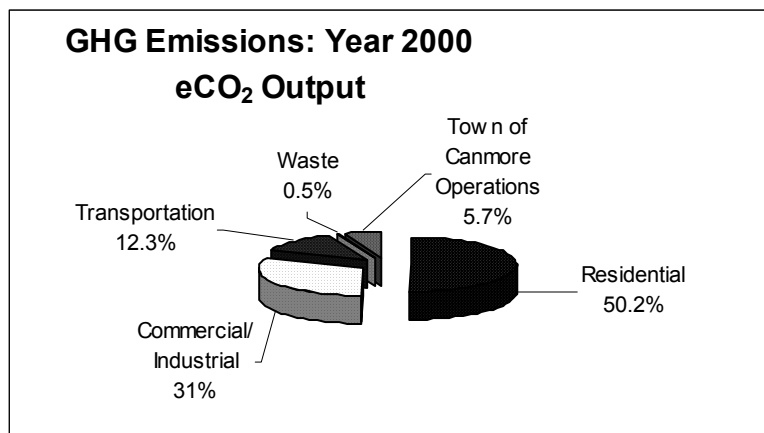
1. Total tonnes of recycled materials increased from 468 T in 1998 to 790 T in 2002. This represents a per capita increase of 0.02 T (or 22.5 kg) per person.
2. The Toxic Round up collected 5,815 L in 1998, and 13,105 L in 2002. This is a per capita increase of 0.57 L per person.
3. Mixed paper, newsprint, and cardboard represented over 78% (by weight) of the materials recycled in 2002.

Interpretation:

1. While residential solid waste remained steady per capita between 2001 and 2002, recycling per capita increased. This suggests increased consumption, with an increase in recycling helping to maintain the solid waste at steady levels. This suggests increased awareness of recycling opportunities in Canmore.
2. The increase in Toxic Round Up collections suggests either increases in use of toxic materials or increased proper disposal by the public or a combination of those two factors.

7. Energy Use and Greenhouse Gas Emissions

In 1999, the Town of Canmore committed to the Federation of Canadian Municipalities (FCM) Partners for Climate Protection Program (PCP). In 2002 the Town Council approved the goals listed in the threshold section below. To achieve these goals an Energy Management Action Plan (EMAP) is being developed. The EMAP will assist in developing a series of strategies and initiatives to reduce greenhouse gas emissions and take advantage of the multiple co-benefits of reduced air pollution, improved energy efficiency, and lower energy bills. To date, the Town of Canmore has completed baseline emissions analysis (Milestones 1) and established reduction targets (Milestone 2) and is currently developing a local action plan (Milestone 3).



Note: eCO₂ refers to the equivalent amount of CO₂ produced and emitted generating power for each sector.

Source: Town of Canmore Environmental Advisory Review Committee Energy Management Action Plan (EMAP) Overview

Threshold:

The Town of Canmore will achieve an 'overall' reduction in greenhouse gas emissions on a community-wide basis of 6% per unit of measure by the year 2012 using 2000 as the base year of comparison. The 6% 'overall' reduction will include a 20% reduction in Town of Canmore operational emissions.

Observations:

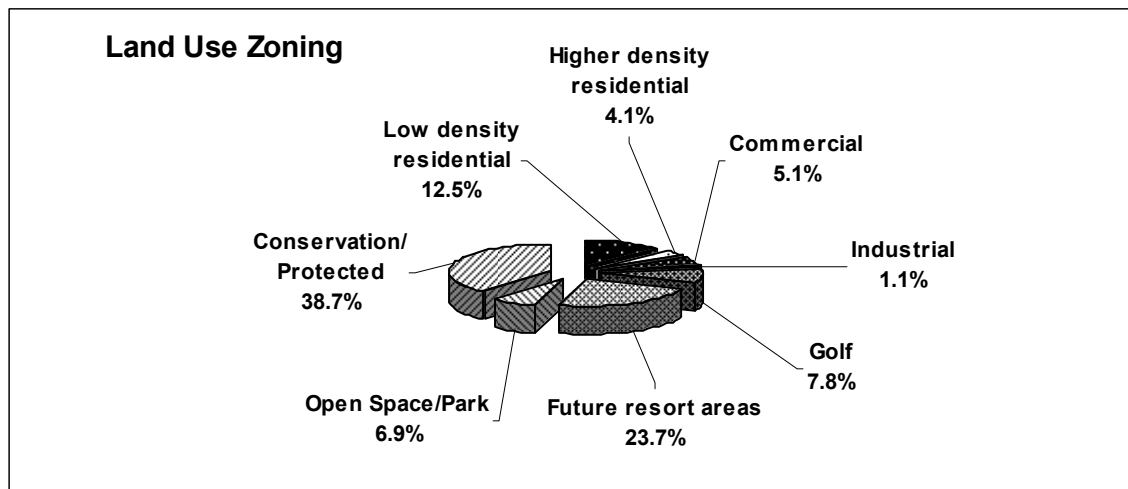
1. The residential sector is the largest source of GHG emissions, accounting for 50% of the total.
2. The commercial/industrial sector is the second largest source, producing 31% of total GHG emissions.

Interpretation:

1. Targeting the residential and commercial/industrial sectors (which account for over 80% of the GHG emissions) will produce the biggest impacts on overall emissions from Canmore.
2. Air pollution from vehicles was identified as a major source of pollutants in the Bow Valley (see Indicator #2 Air Quality). Developing transportation alternatives, reducing vehicle use, and reducing idling will have the twin benefits of improving air quality and reducing GHG emissions.
3. Developing solutions for organic waste composting will provide significant benefit for the Solid Waste Action Plan and waste reduction goals, however this will have limited effect on the EMAP goals since waste accounts for only 0.50% of emissions.

8. Quantitative Land Uses

Quantifying land uses and tracking them over time helps to ensure there is adequate land in the community for desired purposes. This indicator presents a breakdown of land zoning type by area in the Town of Canmore and also a more specific breakdown of its Park Facilities. Canmore's Land Use Bylaw document provides detailed information on the purpose of all land use districts and their uses.



Note: Within the Town of Canmore boundary there are also 3702.8 ha of Provincial Parks and 143.7 ha of Provincial Highway. These are excluded from the zoning calculations.

Source: Town of Canmore, Planning and Development Department

Observations:

1. Of the Town of Canmore lands, 38.7% are protected for conservation purposes by the zoning Wildland Conservation (WC), Environmental District (ED), or Natural Park (NP). Additional protected areas within the Town of Canmore boundary fall within the Bow Valley Wildland Provincial Park and Canmore Nordic Centre Provincial Park, these lands are excluded from this analysis of zoning. The purpose of the Wildland Conservation District is to designate areas for the protection, conservation and enhancement of the environment including biological diversity, protection, conservation and enhancement of natural scenic or aesthetic values and where consistent with either of the above, for low-impact recreational, open space or environmental educational use or use for research for scientific studies of natural ecosystems. (Town of Canmore Land Use Bylaw, 1999)
2. The second largest zoning district is the future resort area on the Three Sisters Resorts lands. These lands are zoned DC (Direct Control) and R (Recreational). They are largely composed of golf and future resort developments, approximately 50 ha of these lands are planned to be added to the wildlife corridors.
3. Open space and parkland comprises 6.9% of the municipal zoning.
4. Industrial, and commercial lands are account for 6.2% of the total town area.
5. Canmore features 54 ha of municipal parks. Since 1999, 30 ha of parks, 1 ball diamond, 2 soccer fields, 5 playgrounds, 1 outdoor rink, and 1 outdoor washroom have been added.

Interpretation:

1. An analysis of land use adjacent to the wildlife corridors and habitat patches would be useful. This could include a “greenness” model derived from Landsat imagery such as Banff National Park has successfully used, and analysis of housing density in buffers adjacent to corridors.
2. By 2004, the Town of Canmore will have acquired a new orthorectified air photo mosaic (15cm resolution), showing the extent of current development in the Town.

8.1 Wildland Urban Interface

Canmore, surrounded by protected lands that are forested, is at risk of forest fire throughout the community. The Bow Corridor Wildland Urban Interface Plan (see the *Town of Canmore Wildland/Urban Interface Plan* for a detailed description of the plan and maps of fire hazard assessments) was developed to minimize the risks of forest fire affecting urban areas in the Bow Valley. The objectives of the plan are 1) to identify high fire hazard areas in the Bow Valley and 2) to begin a fuel hazard reduction program in selected areas.

Proposed Fuel Modification Projects		
Priority	Project Name	Status
1	Canmore Nordic Centre East	Planning in Process
2	Bow River Flats	
3	Alpine Resort Haven	
4	Rocky Mountain Elk Foundation	Complete 2001
5	Peaks of Grassi	
6	Canyon Ridge	
7	Cross Zee	
8	Canmore Nordic Centre West	Complete 2003
9	Spray Village	

Source: Town of Canmore Wildland/Urban Interface Plan

Wildland/Urban Interface: Fuel Modifications Completed				
Year	Crown	Municipal (ha)	Private (ha)	Total (ha)
1999	0	2.8 (HH)	4.0 (Eagle Terrace)	6.8
2000	0	10 (HH)	9.5 (RMEF)	19.5
2001	2 (HH)	5 (HH)	0	7.0
2002	0	0	30 (TSR)	30.0
2003	15.3 (CNC West)	0	0	15.3
Total	30.1	5.0	43.5	78.6

Source: Alberta Sustainable Resource Development

Note: HH=Harvie Heights, CNC=Canmore Nordic Centre, RMEF=Rocky Mountain Elk Foundation, TSR=Three Sisters Resorts

Observations:

1. Since 1999 a total of 78.6 ha of vegetation has been modified on provincial, municipal and private land surrounding Canmore.
2. In 2001 fuel modification was undertaken on the Rocky Mountain Elk Foundation. In 2003 a fire break was created at the west end of the Canmore Nordic Centre.
3. The Wildland Urban Interface Plan identifies several developments in Canmore that have a high percent of untreated wood roofing and siding materials in close proximity to forest fuels.
4. Fuel modification and vegetation management is only one of the seven components of an effective wildland/urban interface. All components need to be addressed to produce a Firesmart community: 1)Vegetation Management; 2)Development Options; 3)Public Education; 4)Legislation; 5)Interagency Cooperation; 6)Cross-Training; and 7)Emergency Response Planning.
5. The Wildland Urban Interface Plan recommends that roofing materials should meet a minimum of Class C ULC fire rating, and the use of flammable siding materials should be based on the defensible space and considered in the Wildfire Risk Assessment. The plan also recommends that the Municipal Development Plan and Land Use Bylaw (LUB) should recognize wildfire as a development constraint and the LUB should be amended to discontinue the use of untreated wood shakes.

Interpretation:

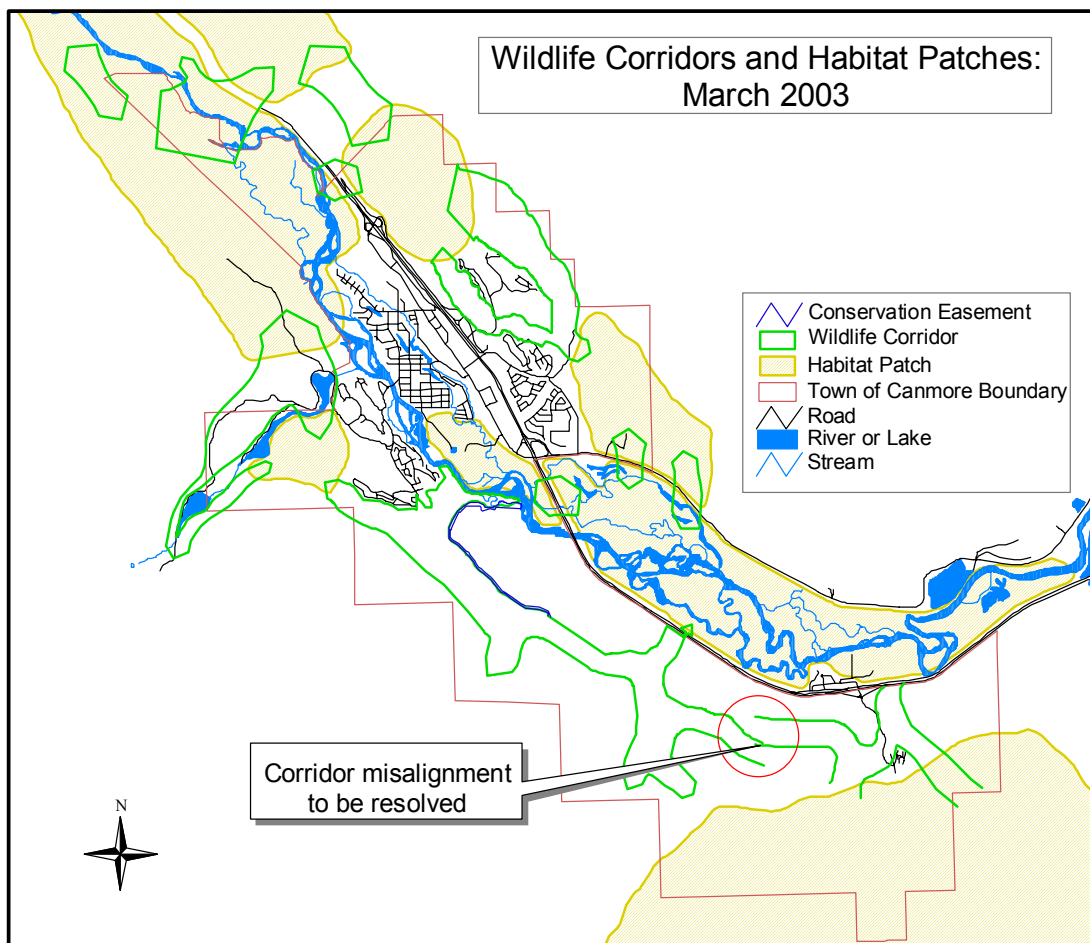
1. Provincial, municipal, and federal agencies in the Bow Valley should work cooperatively on fire management since wildfires are a regional and transboundary concern.
2. Public education is an important part of an effective wildland urban interface plan. Landscape level fuel modification, legislation, and emergency training are all important, however it is crucial that individuals are educated and aware so that they can make Firesmart decisions regarding landscaping and materials on their own properties

9. Wildlife Movement Corridors and Habitat Patches

The wildlife movement corridors and habitat patches in and around Canmore serve as important connectors for wildlife moving between Banff National Park and Kananaskis Country and for cross-valley movements. These corridors and patches are important to the citizens of Canmore as stated in the 1995 Growth Management Strategy Report's Vision of Canmore, 2015. This envisions that "a system of environmentally sensitive areas including wildlife corridors has been established and is actively preserved and protected".

Threshold:

Minimum requirements for functional corridors and objectives for determining wildlife corridor and habitat patch guidelines have been established by the Bow Corridor Ecosystem Advisory Group (BCEAG) in their two 1999 documents *Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley* and *Guidelines for Human Use within Wildlife Corridors and Habitat Patches in the Bow Valley (Banff Park to Seebe)*.



Observations:

Wildlife movement corridors and habitat patches on public undeveloped lands within the Town of Canmore have generally been given the land use designation of Wildlands Conservation (WC), Environmental District (ED) or Natural Park District (NP). The following summarizes recent changes to the wildlife corridor and habitat patch network in and around the Town of Canmore:

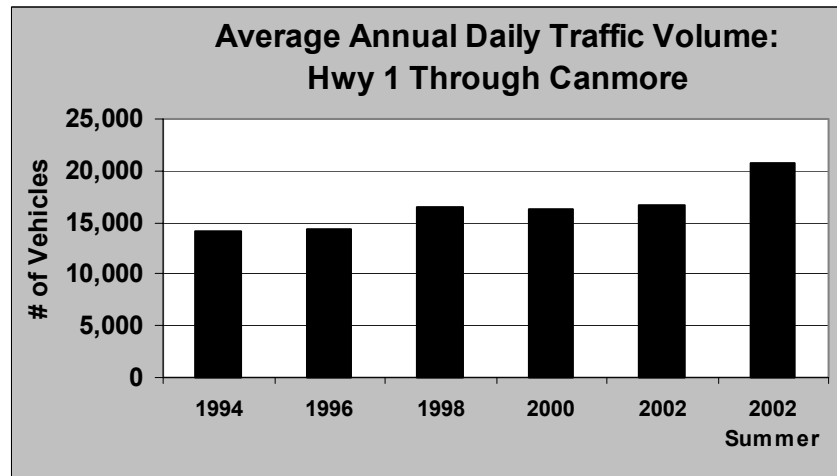
1. In 2001, 400 acres west of the Silvertip Development to Harvie Heights was given up by Silvertip. It is now designated Bow Valley Wildland Park. The area serves as a habitat patch and important area for carnivores using the upper benchlands corridor.
2. As part of the G8 Legacy program, a wildlife corridor crossing structure over a section of the Rundle Forebay was installed in 2003. Wildlife and human use monitoring will be conducted for a minimum of three years to determine effectiveness.
3. The wildlife corridors west of Stewart Creek Golf Course have been redefined as per the 2002 Golder Associates report (*Assessment of Wildlife Corridors Within DC Site 1, DC Site 3, and District "R"*). A conservation easement between Three Sisters Mountain Village and the Government of Alberta protecting these corridors was signed in 2003.
4. The Wind Valley study resolved the cross-valley corridors at Deadman's Flats. A wildlife underpass will be constructed under the highway at Deadman's Flats as part of the G8 Environmental Legacy program and new fencing added. The corridor misalignment west of Deadman's Flats needs to be resolved before development takes place in the area.
5. Land use issues need to be resolved in South Canmore adjacent to Millenium Park and Restwell Trailer Park. Any development will result in loss of habitat. Regardless of land use, wildlife mitigation (i.e. fencing) should be investigated.

Interpretation:

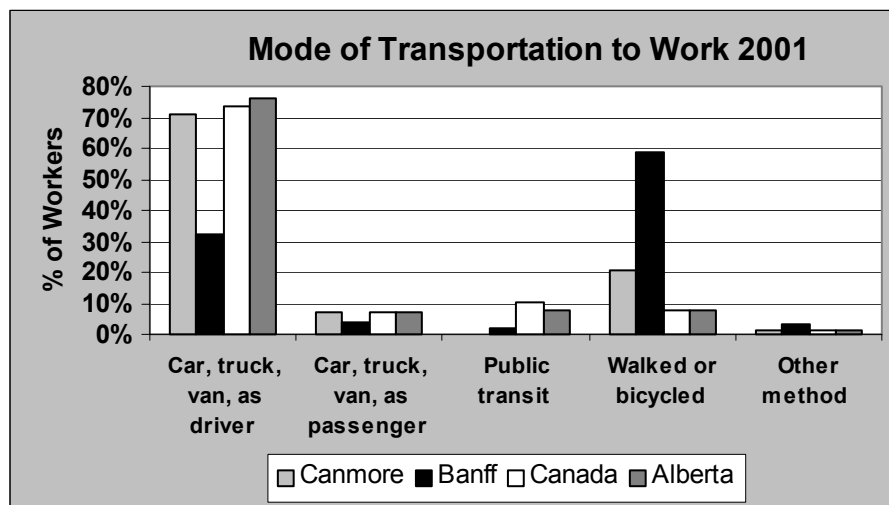
1. According to the BCEAG Wildlife Corridor and Habitat Patch Guidelines document, the guidelines should be reviewed on a three-year basis starting in 2000. This would allow consideration of recent research, which may help to better define functional corridor requirements.
2. Many corridor issues have been addressed in the last few years, and several processes are underway to resolve other outstanding issues. Analysis should be undertaken to determine the extent to which Bow Valley wildlife corridors meet BCEAG guidelines. There is also a need to develop indicators to assess the functionality of corridors, for example the number of species using corridors, and the amount and frequency of use by wildlife.
3. Mitigation projects should be monitored to determine if they are producing the desired results.
4. Public education programs are essential to help ensure the functionality of corridors throughout the region. Interaction with trail user groups is also critical for this process as demonstrated by BCEAG's Recreational Opportunities Working Group (ROWG) and the Trail Advisory Group (TAG).
5. There are currently habituated elk in the Town of Canmore. This poses a problem if the elk come into direct contact with people, or attract predators into the town site.

10. Transportation

Traffic flows and intensities have an impact on the community's quality of life, noise and pollution levels. It is important to monitor them in order to determine the need and timing for changes such as traffic lights, parking, bicycle paths, public transportation, lane expansion and strategies to minimize emissions.



Source: Alberta Transportation Automated Traffic Recorder (ATR)



Source: 2001 Census of Canada

Threshold:

Guideline: The fourth of six core strategies developed and adopted by Canmore Town Council in 1999, reflecting the vision for the Town, reads “Transportation – to create transportation options that encourage alternatives to the private automobile and creatively address the needs of vehicular traffic.”

Observations:

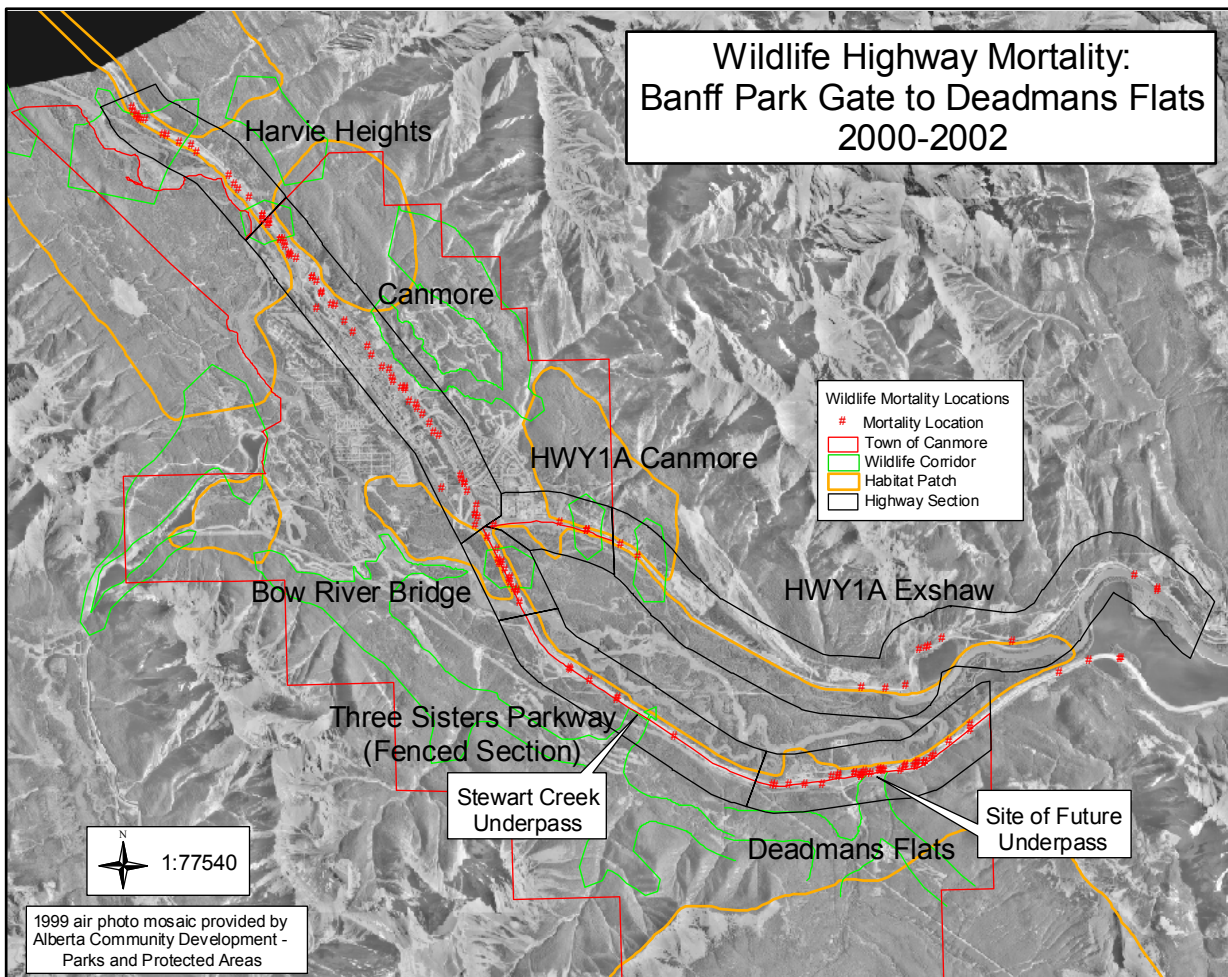
1. The Bow Corridor Regional Transportation Strategy is currently underway and will focus on transportation issues relating to the Trans Canada Highway and its feeder system between Highway 68 and the B.C. border.
2. The level of service for the intersection (LOS) of 6th Avenue and 8th (Main) Street was rated "F" in the 2001 Transportation Master Plan, indicating capacity conditions with substantial delays. Traffic lights were installed at this intersection in 2002.
3. Approximately 21% of Canmore's labour force is employed in Banff, however there is no public transit for commuters (with the exception of staff buses for the ski industry).
4. The 2001 Transportation Master Plan recommends developing options to vehicle traffic. A pedestrian bridge was constructed over the Bow River in 2002, and a pedestrian underpass was constructed under the Bow River Bridge in 2003.
5. The Transportation Master Plan identifies the Benchlands overpass as a concern for both pedestrian and bicycle traffic.
6. Only three recognized and developed crossings exist of the CPR mainline, however numerous informal pedestrian crossings exist. An at-grade pedestrian crossing was recommended in the 2001 Transportation Master Plan.
7. In 2001 20.4% of Canmore residents walked or bicycled to work, this is much higher than the number of Canadians (7.8%) or Albertans (7.5%), but much lower than Banff residents (59%).
8. There is no public transit system in Canmore.
9. Since 1993 daily traffic on Highway 1 has grown by more than 3,500 vehicles a day. At the current growth rate the Bow Valley Regional Transportation Study predicts that traffic on the highway will reach the maximum desired Level of Service in the next 10 years.

Interpretation:

The proportion of the population that walks or bicycles to work in Canmore is much higher than the overall averages for Albertans or Canadians. However in Canmore, the proportion that drive a private vehicle to work is almost the same as in Alberta or Canada. This is, in part, because there is no public transit system in Canmore, limiting opportunities for those who cannot afford a private vehicle.. In Banff a much higher percentage of the population walks or bicycles to work and nearly 40% fewer residents drive cars to work than in Canmore.

10.1 Wildlife Highway Mortality

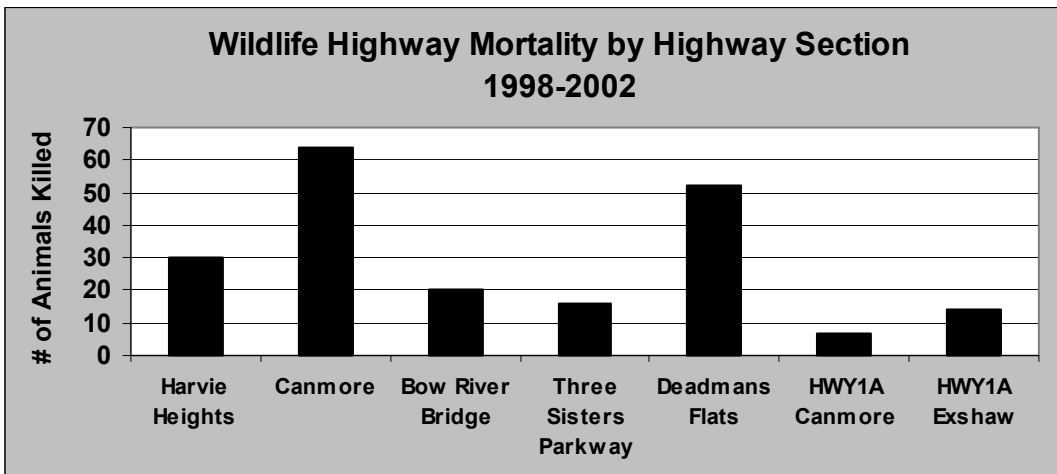
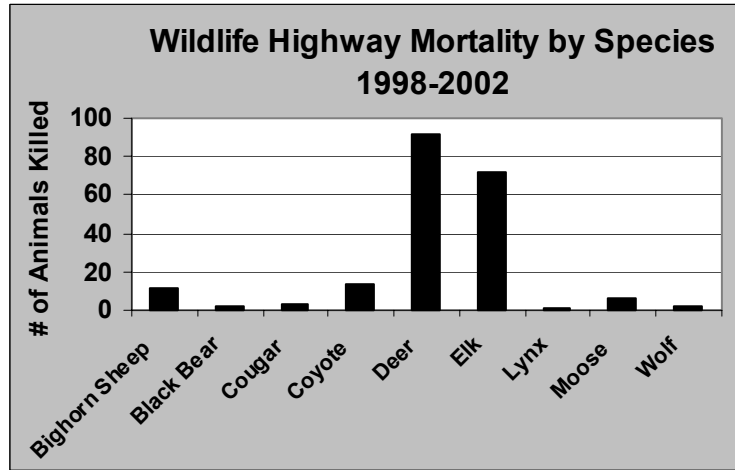
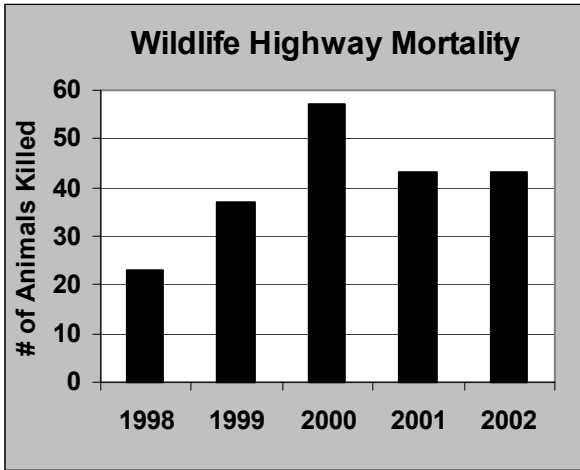
Wildlife habitat in the Bow Valley is fragmented by three major transportation routes, the Trans Canada Highway, Highway 1A, and the Canadian Pacific Railway. All three features are sources of wildlife vehicle mortality. Monitoring highway and railway wildlife mortality allows us to make informed decisions about any changes in speed limits, signage, fencing, and underpasses or overpasses needed in order to safely accommodate animal movement across the valley.



Source: Alberta Community Development-Parks and Protected Areas and Alberta Sustainable Resource Development

Observations:

1. In October 1999 the Stewart Creek underpass and associated highway fencing were completed.
2. Deer are the most frequently killed species on the highway with 93 killed by vehicles from 1998-2002, followed by elk with 73 killed. During this period 3 cougars, 3 wolves, and 2 black bears were reported killed.
3. The annual wildlife mortality on the highway is variable with a high of 57 in 2000 and a low of 23 in 1998.
4. The CPR reports that elk are the most frequently killed species on the section of railway from Exshaw to the Banff National Park east gate.



Boundaries: Banff Park gates, Deadman's Flats, Hwy1A Exshaw

Source: Alberta Community Development-Parks and Protected Areas and Alberta Sustainable Resource Development

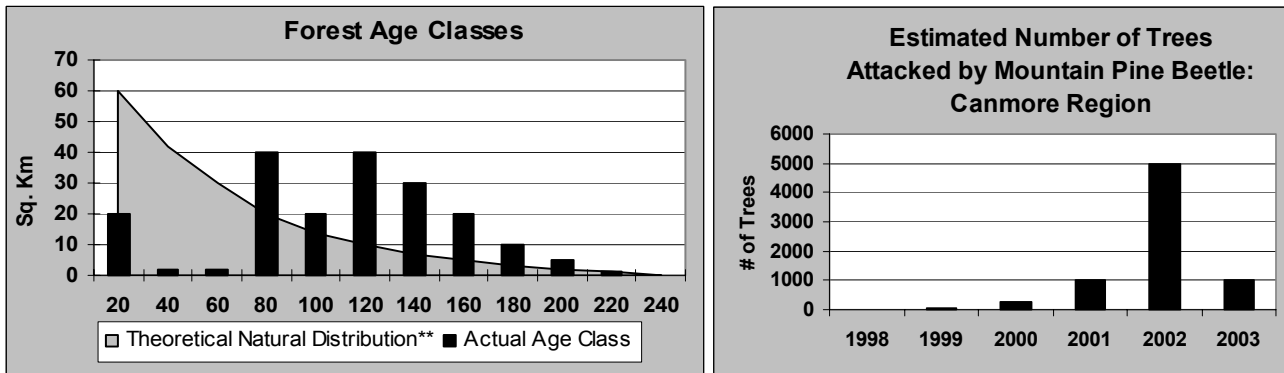
Interpretation:

1. Mortality rates may vary due to factors such as changes in animal populations or movement patterns, and traffic flows and volume.
2. The Trans-Canada Highway twinning project in Banff National Park has shown that mitigation measures can drastically reduce wildlife mortality on highways, with an 80% reduction in wildlife vehicle collisions since the construction of the fence. Higher concentrations of collisions were recorded within 1km of the end of mitigation fences, highlighting the need to provide effective crossing structures to allow for safe crossings by wildlife.
3. The section of highway near Deadman's flats is part of a regional wildlife corridor. The high rate of wildlife mortality in this section may have an impact on genetic exchanges with local populations. As part of the G8 Environmental Legacy fencing and an underpass will be installed in this section. Extending the fence to the east and providing an underpass for cross-valley movement is expected to greatly reduce wildlife mortality along this section of highway, making it safer for both wildlife and people.

11. Forest Health

The health of forests around the Town of Canmore is dependent on regional conditions that influence forest susceptibility to fire, insects and diseases. The forest cover of the Bow Valley from Cascade Mountain east to Pigeon Mountain is approximately 200 square km, dominated by montane ecoregion communities of lodgepole pine, Douglas-fir, and limber pine on dry sites, and white spruce, balsam poplar, and trembling aspen in moister locations. Historically, these forest stands burned approximately every 50 years.

Fires linked to the railroad and early settlement continued to burn the forests around Canmore after 1880. However, during the period Canmore was part of Banff National Park (1902 to 1930), fire suppression became much more effective. Forest cover has increased dramatically from 1923 to the present time (see photographs of 1923 and 2002) due to lack of burning.



Source: Parks Canada

**Theoretical Natural Distribution assumes a 50 year fire cycle

Observations:

- In the last 10 years, over 20 square km of the Bow Valley montane forest has been treated by fire and thinning (see graph) with the objective of improving regional forest health. Large fuel breaks have been constructed near Harvey Heights (2001), near Carrot Creek in Banff National Park (2002/03), and west of the Nordic Centre (2003). The Carrot Creek break was used to contain a major prescribed burn (1700 ha) on the Fairholme Bench. In addition, several thousand green-attacked trees have been removed to reduce the impact of mountain pine beetle. Ongoing broad area treatments (burning and thinning), combined with spot removals of diseased or insect-attacked trees should help to maintain montane forest health, and will also enhance the habitat of wildlife species such as elk, bighorn sheep, and bears.

Interpretation:

- Forests with long-term fire suppression are generally more susceptible to disease, insects, large-scale fires, and have lower habitat diversity. Frequent fires create broad areas of young forest that are relatively resistant to hot crown fires, and to attack from insects such as mountain pine beetle. Historically, assuming a natural theoretical 50 year fire cycle, it would be expected that nearly 2/3 of the forest area would be younger than 50 years (see graph). However, 80 years of forest fire suppression has created a broad age-class "bulge" of forests around 100 to 140 years old. These forests tend to burn with very high intensity due to high organic matter accumulations over time, and have become increasingly susceptible to mountain pine beetle attack.
- Mountain Pine Beetle initiatives include detailed surveys, selective logging, and prescribed burns, but the effectiveness of these programs has not been determined.

Oblique air photos of Canmore 1923 (top) and 2002 (bottom). Note changes in forest cover.



Source: Parks Canada

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2003 Report: Appendices and Data Tables



January 29, 2004

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APPENDIX A: DEMOGRAPHIC INDICATORS

1. Population, Migration and Length of Residency

Length of Residency in Canmore									
	1993	1995	1996	1997	1998	1999	2000	2001	2003
Less than 1 Year	1022	1137	1384	1287	1344	1540	1452	1544	1508
Percent of Total	15.4	14.9	16.48	14.28	13.84	15.04	13.81	14.24	13.16
1 to 2 Years	1178	1337	1423	1807	1822	1763	1579	1562	1633
Percent of Total	17.8	17.52	16.95	20.04	18.76	17.22	15.01	14.41	14.25
3 to 5 Years	1523	1699	1760	1793	2012	2083	2228	2309	2138
Percent of Total	23	22.28	20.96	19.89	20.72	20.34	21.18	21.29	18.66
6 to 10 Years	1132	1386	1604	1665	1975	2151	2215	2327	2574
Percent of Total	17.2	18.16	19.1	18.47	20.34	21.01	21.06	21.46	22.46
More than 10 Years	1731	1795	2225	2023	2274	2425	2542	2867	3269
Percent of Total	26.1	23.52	26.51	22.44	23.42	23.68	24.17	26.44	28.53
Unknown	35	278	0	440	284	277	501	234	336
Percent of Total	0.5	3.64	0	4.88	2.92	2.71	4.76	2.16	2.93
Permanent Population	6621	7632	8396	9015	9711	10239	10517	10843	11458
Migration	1993	1995	1996	1997	1998	1999	2000	2001	2003
Permanent Population	6621	7632	8396	9015	9711	10239	10517	10843	11458
In-Migration	1022	1137	1384	1287	1344	1540	1452	1544	1508
Net Pop.Change	595	471	764	619	696	528	278	326	308
Out-Migration	427	666	620	668	648	1012	1174	1218	1201
In-Migration (%)	15.4%	14.9%	16.5%	14.3%	13.8%	15.0%	13.8%	14.2%	13.2%
Out-Migration (%)	6.4%	8.7%	7.4%	7.4%	6.7%	9.9%	11.2%	11.2%	10.5%
Net Population Growth	8.2%	6.5%	10.0%	7.4%	7.7%	5.4%	2.7%	3.1%	2.8%

*2003 estimated at 50% of 2 year growth rate

Source: Canmore Census

2. Non-Permanent Population

	1993*	1994*	1995	1996	1997	1998	1999	2000	2001	2003**
Non-Permanent Population	925	1010	1153	1257	1468	1613	1763	1955	2273	2763
Net Change		85	143	104	213	145	150	192	318	245
Rate of Change		9.2%	14.2%	9.0%	17.0%	9.9%	9.3%	10.9%	16.3%	10.8%
Perm. and Non-Perm. Population	7546	8171	8785	9653	10483	11324	12002	12472	13116	14221
Percent of Total Population	12.3	12.4	13.1	13	14	14.2	14.7	15.6	17.3	19.4
Non-Perm. Pop. Occupancy of Dwelling Units	411	449	513	559	633	741	767	865	960	1041
Percent of Total Occupancy of Dwelling Units	13.7		14.26	14.23	15.18	16.17	15.91	16.81	17.2	16.8

* extrapolated i.e. - 411 x 2.25 occupancy rate

**2003 estimated at 50% of 2 year growth rate

Source: Canmore Census

3. Age Structure of Population

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2003
0 - 4 years	581	638	622	650	647	679	630	630	616	632
Percent of Total	8.8	8.9	8.1	7.7	7.2	7.0	6.2	6.0	5.7	5.5
5 - 9 years	562	547	576	638	648	712	740	689	692	668
Percent of Total	8.5	7.6	7.5	7.6	7.2	7.3	7.2	6.6	6.4	5.8
10 - 14 years	450	510	589	611	621	644	637	701	727	742
Percent of Total	6.8	7.1	7.7	7.3	6.9	6.6	6.2	6.7	6.7	6.5
15 - 19 years	331	339	349	427	498	546	601	658	722	720
Percent of Total	5.0	4.7	4.6	5.1	5.5	5.6	5.9	6.3	6.7	6.3
20 - 24 years	330	380	409	470	657	682	801	816	917	891
Percent of Total	5.0	5.3	5.4	5.6	7.3	7.0	7.8	7.8	8.5	7.8
25 - 34 years	1395	1475	1509	1710	1808	1939	2008	1815	1928	2065
Percent of Total	21.1	20.6	19.8	20.4	20.1	20.0	19.6	17.3	17.8	18.0
35 - 44 years	1486	1646	1779	1869	1966	2198	2310	2150	2171	2123
Percent of Total	22.4	23.0	23.3	22.3	21.8	22.6	22.6	20.4	20.0	18.5
45 - 54 years	577	656	722	850	967	1130	1243	1372	1523	1804
Percent of Total	8.7	9.2	9.5	10.1	10.7	11.6	12.1	13.1	14.1	15.7
55 - 64 years	407	432	448	487	479	510	548	625	648	832
Percent of Total	6.1	6.2	5.9	5.8	5.3	5.3	5.4	5.9	6.0	7.3
65 - 69 years	179	198	214	224	209	226	226	224	234	255
Percent of Total	2.7	2.8	2.8	2.7	2.3	2.3	2.2	2.1	2.2	2.2
70 - 105 years	302	324	338	389	374	424	447	460	506	553
Percent of Total	4.6	4.5	4.4	4.6	4.2	4.4	4.4	4.4	4.7	4.8
Unknown	21	16	77	71	141	21	48	377	159	173
Percent of Total	0.3	0.2	1.0	0.9	1.6	0.2	0.5	3.6	1.5	1.5

Source: Canmore Census

Age Characteristics 2001	% of Population	
	Canmore	Alberta
Age 0-4	6.2	6.3
Age 5-14	12.9	14.5
Age 15-19	6.7	7.5
Age 20-24	7.5	7.2
Age 25-44	38.2	31.9
Age 45-54	14.7	14.1
Age 55-64	6.8	8.1
Age 65-74	4.3	5.8
Age 75-84	2.1	3.4
Age 85 and over	0.7	1.1
Median age	34.3	35.0
% > age 15	80.9	79.2

Source: Statscan, Community Profiles 2001

4. Dwelling Unit Types

Dwelling Units	1993	1994	1995	1996	1997	1998	1999	2000	2001	2003
Single Family	1637		1980	2044	2083	2368	2435	2596	2588	2593
Net change				64	39	285	67	161	-8	5
Percent of Total	54.8		54.9	52.1	50.0	51.7	50.5	50.4	46.4	41.8
Single Family with Suite										236
Net change										3.8
Percent of Total										3.8
Accessory Suite										205
Net change										3.3
Percent of Total										3.3
Semi-Detached	335		368	421	467	516	594	589	819	457
Net change				53	46	49	78	-5	230	-362
Percent of Total	11.2		10.2	10.7	11.2	11.3	12.3	11.4	14.7	7.4
Townhouse	460		632	654	595	910	1042	1069	987	1553
Net change				22	-59	315	132	27	-82	566
Percent of Total	15.4		17.5	16.7	14.3	19.9	21.6	20.8	17.7	25.0
Apartment	240		281	490	469	430	422	593	829	777
Net change				209	21	39	-8	171	236	-52
Percent of Total	8.0		7.8	12.5	11.3	9.4	8.8	11.5	14.9	12.5
Mobile Home	281		291	277	243	216	218	249	224	220
Net Change				-14	-34	-27	2	31	-25	-4
Percent of Total	9.4		8.1	7.1	5.8	4.7	4.5	4.8	4.0	3.5
Institution	3		2	2	3	2	2	3	2	3
Percent of Total	0.1		0.1	0.1	0.1	0.0	0.0	0.1	0.0	0.0
Other	14		41	33	92	140	103	48	134	157
Percent of Total	0.5		1.1	0.8	2.2	3.1	2.1	0.9	2.4	2.5
Unknown	24		9	6	217	1	4	0	0	0
Percent of Total	0.8		0.3	0.2	5.2	0.0	0.1	0.0	0.0	0.0
Total Dwellings	2994		3604	3927	4169	4583	4820	5147	5583	6201
Net change				323	242	414	237	327	436	618

Source: Canmore Census

5. Tenancy Status of Dwelling Units

Tenancy Status	1993	1994	1995	1996	1997	1998	1999	2000	2001	2003
Owned	1654		2004	2188	2294	2423	2585	2671	2770	2986
Percent of Total	55.2		55.6	55.7	55.0	52.9	53.6	51.9	49.6	48.2
Rented	692		805	860	966	1070	1132	1162	1272	1424
Percent of Total	23.1		22.3	21.9	23.2	23.4	23.5	22.6	22.8	23.0
Vacant	110		121	125	89	101	125	163	158	191
Percent of Total	3.7		3.4	3.2	2.1	2.2	2.6	3.2	2.8	3.1
Under Construction	110		111	138	125	188	135	222	321	376
Percent of Total	3.7		3.1	3.5	3.0	4.1	2.8	4.3	5.8	6.1
Non-Permanent	411		513	559	633	741	767	865	960	1041
Percent of Total	13.7		14.3	14.2	15.2	16.2	15.9	16.8	17.2	16.8
No Response										102
Percent of Total										1.6
Tourist Home										58
Percent of Total										0.9
Unknown	17		50	7	62	60	76	64	102	23
Percent of Total	0.6		1.4	1.5	1.5	1.3	1.6	1.2	1.8	0.4
Total Dwellings	2994		3604	3927	4169	4583	4820	5147	5583	6201

Source: Canmore Census

6. Occupancy Rates

Occupancy Rates	1995	1996	1997	1998	1999	2000	2001	2003
Single Family	3.0	3.0	3.0	3.0	3.0	3.0	3.0	2.9
Single Family with Suite								2.9
Accessory Suite								1.8
Semi-detached	2.5	2.6	2.5	2.5	2.5	2.6	2.5	2.6
Townhouse	2.4	2.5	2.4	2.4	2.5	2.4	2.4	2.3
Apartment	1.8	2.1	2.1	2.1	1.9	2.0	2.0	1.6
Mobile Home	2.6	2.6	2.6	2.5	2.4	2.4	2.3	2.3
Institution							33.0	24.7
Other							2.0	2.0
Average	2.7	2.7	2.8	2.8	2.8	2.7	2.7	2.6

Source: Canmore Census

7. Family Composition

Families With Children in School

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2003
Double Parent	877		932	1069	1095	1167	1193	1196	1210	1233
Percent Double	86.2		87.4	85.3	84.7	86.4	85.2	83.8	83.4	81.3
Single Parent	140		134	185	198	183	208	232	241	284
Percent Single	13.8		12.6	14.8	15.3	13.6	14.9	16.3	16.6	18.7
Children of Single	231		213	299	229	276	319	333	375	426

Source: Canmore Census

Lone Parent Families			
Community	# of Lone Parent Families	# of Families	% of Lone Parent Families
Banff	120	1,255	9.6%
Canmore	310	2,835	10.9%
Cochrane	395	3,400	11.6%
Okotoks	385	3,255	11.8%
Alberta	116,520	811,280	14.4%
Canada	1,311,190	8,371,020	15.7%

Source: 2001 Census of Canada

8. Mother Tongue, Immigration and Cultural Diversity

Mother Tongue 1996	Canmore (%)	Alberta (%)	Canada (%)
Total			
English	87.2	81.0	59.3
French	2.6	1.7	22.9
Both English & French	0.8	0.4	0.8
Other Languages	9.4	16.9	17
Immigration			
Non-immigrants	86.7	84.5	82
Immigrants	12.9	15.3	17.4

Mother Tongue 2001	Canmore (%)	Alberta (%)	Canada (%)
English	82.9	80.9	58.5
French	4.6	2.0	22.6
Both English & French	0.6	0.2	0.4
Other Languages	11.9	16.9	17.6
Immigration			
Non-immigrants	84.2	85.0	81.6
Immigrants	15.8	15.0	18.4

Source: Statistics Canada

Visible Minorities	Canmore	%	Canmore	%
	1996		2001	
Total	8330		10725	
Visible Minority	320	3.8	435	4.1
Chinese	60	18.8	115	26.4
South Asian	40	12.5	30	6.9
Black	40	12.5	60	13.8
Arab & West Asian	0	0	10	2.3
Filipino	15	4.7	10	2.3
Southeast Asian	0	0	15	3.4
Latin American	10	3.1	0	0.0
Japanese	155	48.4	185	42.5
Korean	0	0	0	0.0
Minorities not included	0	0	10	2.3
All others	8010	96.2	10290	95.9

Source: Statistics Canada

APPENDIX B: SOCIAL INDICATORS

1. Volunteer Organizations

No. of Groups	
Year	No.
1995	79
1996	96
1997	106
1998	122
1999	129
2000	129
2001	134
2002	114
2003	114

Note: Organizations were counted once, although they may have appeared several times in the directory. They also had to be based in Canmore.

Source: Canmore Community Resource & Business Directory

2. Christmas Hamper Distribution

Bow Valley Christmas Spirit Campaign (Canmore)						
	1997	1998	1999	2000	2001	2002
Canmore Hampers	64	87	81	93	100	79

Source: Bow Valley Christmas Spirit Campaign

3. Food Bank Hamper Distribution

Year	People Served	People Served as a % of Permanent Population
1996-7	249	3.0%
1997-8	298	3.3%
1998-9	380	3.9%
1999-0	354	3.4%
2000-1	620	5.9%
2001-2	659	6.1%
2002-3	957	8.6%

Source: Bow Valley Food Bank

4. Unemployment Rate

Unemployment Rate	1995	1996	1997	1998	1999	2000	2001	2002	2003
ER 840 (Banff, Jasper, Rocky Mtn House)	4.4%	4.5%	4.9%	5.9%	4.3%	4.7%	3.7%	5.3%	5.0%
Alberta	7.8%	6.9%	5.8%	5.6%	5.7%	5.0%	4.6%	5.3%	5.1%
Canada	9.5%	9.5%	9.5%	8.8%	7.9%	6.7%	6.8%	7.6%	7.6%

Source: Statistics Canada, CANSIM database.

5. Child Welfare Investigations

Investigations completed in Canmore/Banff by fiscal year and investigation outcome

	Substantiated	Not Substantiated	Total Investigations
1998/99	26	60	86
1999/00	44	38	82
2000/01	60	38	98
2001/02	57	24	81
2002/03	27	56	83

Child Protection caseload in March of each year

	In Care	Not In Care	Total CP Cases
Mar-98	6	18	24
Mar-99	5	13	18
Mar-00	11	3	14
Mar-01	13	23	36
Mar-02	4	15	19
Mar-03	10	6	16

6. Income Support Caseloads

Income Support Caseloads	Mean Monthly Caseload	% of Permanent Population
1997	87	0.97%
1998	106	1.09%
1999	113	1.10%
2000	113	1.08%
2001	125	1.15%
2002	124	1.11%

Income support includes SFI = Support for Independence (temporary financial assistance) and AISH = Assured Income for the Severely Handicapped

Source: Windsong Child and Family Services (to August 2000), Alberta Human Resources and Employment (from Sept.2000)

7. Pupil Teacher Ratio/Class Size

Pupil Teacher Ratio: Canmore (CRPS Schools)	
Year	Ratio
1996/7	17.2
1997/8	17.5
1998/9	17.2
1999/0	17.4
2000/1	17.7
2001/2	17.0
2002/3	17.2

Average Class Size 2002/03	ECS	Gr 1 to 6	Gr 7 to Gr 9	Min Class Size	Max Class Size
CRPS	22.0	23.1	23.7	8	31
Our Lady of the Snows	17.0	22.0	19.0	15	29
Mountain Gate	3.0	5.0	6.0	6	12
Alberta	19.5	23.2	25.5	2	39

Source: Canadian Rockies School Division, Alberta Learning – Class Size Survey Findings, Our Lady of the Snows Catholic Academy, Mountain Gate Community School

9. Library Facilities and Use

Canmore Public Library	1995	1996	1997	1998	1999	2000*	2001	2002
Membership	4413	5283	5446	5690	6131	n/a	5268	5615
Circulation	84752	116638	143580	153464	161671	158935	168038	175021
Circulation per Capita	11.1	13.9	15.9	15.8	15.8	15.1	15.5	15.7

*2000 figures not available due to database problems

Source: Canmore Public Library

2001	Population	Materials	Circulation	Per Capita	
				Materials	Circulation
Canmore	10843	43709	168038	4.0	15.5
Cochrane	11173	25811	122080	2.3	10.9
Hinton	9961	34378	62369	3.5	6.3
Okotoks	9953	38272	137781	3.8	13.8
Banff	7716	46699	110851	6.1	14.4

Source: Alberta Community Development-Public Library Statistics 2001

10. Education Level of Adults

Highest Level of Education Attained Ages 20-64 (2001)							
	Canmore	Banff	Cochrane	Okotoks	Hinton	Alberta	Canada
Less than high school	11%	13%	15%	16%	28%	22%	22%
High school	23%	30%	23%	28%	28%	25%	26%
Trades certificate	15%	12%	14%	16%	18%	14%	12%
College	22%	20%	25%	22%	17%	18%	18%
University degree	28%	25%	24%	18%	10%	20%	22%
Total	100%	100%	100%	100%	100%	100%	100%

Source: Statistics Canada 2001 Census, Community Profiles

11. Crimes Against Persons and Property

Criminal Code Offences	1995	1996	1997	1998	1999	2000	2001	2002
Persons	75	81	84	94	72	78	87	108
Property	362	428	459	605	545	512	516	515
Total	437	509	543	699	617	590	603	623
Ranking	48/64	41/64	42/65	39/65	42/65	43/65	47/65	42/65
Population	7632	8396	9015	9711	10239	10517	10843	11275
Regular RCMP Staff	8	8	9	10	11	11	11	11
Police to Pop. Ratio	895	954	1002	971	931	956	986	1025
Offenses per Capita	1995	1996	1997	1998	1999	2000	2001	2002
Persons	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Property	0.05	0.05	0.05	0.06	0.05	0.05	0.05	0.05
Total	0.06	0.06	0.06	0.07	0.06	0.06	0.06	0.06

12. Domestic Violence

Domestic Violence Complaints: Canmore

Year	Number
1995/6	20
1996/7	15
1997/8	24
1998/9	35
1999/0	23
2000/1	34
2001/2	36

Source: Bow Valley Victims Services Association

13. Low Birth Weight Babies

Percent Low Birth Weight Babies							
	1991-3	1992-4	1993-5	1994-6	1995-7	1996-8	2002
HHA	6.4	6.3	6.2	5.3	5.8	5.8	5.8
Alberta	5.8	5.7	5.8	5.9	6.1	6.1	6.1

Source: Vital Statistics Birth File, Headwaters Health Authority Indicators List 2002

Low Birth Weight Babies: Canmore	
Year	Low Birth Weight Babies
1995	7.1%
1996	0.8%
1997	9.6%
1998	5.5%
1999	9.5%
2000	5.2%
2001	3.1%
2002	6.3%
Mean 1983-2002	5.1%
Mean 1995-2002	6.0%

Source: Calgary Health Region

14. Mortality Rates & Causes

The average life expectancy at birth, mortality rates and causes, and infant mortality rates all provide information that can be used to assist with the planning of health care and early mortality prevention programs.

Mean Life Expectancy at Birth				
	Alberta-F	HHA-F	Alberta-M	HHA-M
1986	80.4	81.0	74.1	72.4
1987	81.2	82.0	74.7	74.4
1988	81.1	81.8	74.7	75.0
1989	81.5	81.0	75.1	73.1
1990	81.8	81.6	75.3	74.6
1991	81.8	80.0	75.5	74.9
1992	81.8	82.4	75.9	76.6
1993	81.4	79.4	75.9	75.0
1994	81.6	82.6	75.6	75.9
1995	81.6	82.5	75.8	75.9
1996	81.4	82.5	75.9	75.3
1997	81.6	79.6	76.5	77.6
1998	81.9	82.1	76.2	76.0
1999	81.8	81.8	76.6	77.9
2000	82.0	81.6	77.1	75.7
2002	81.5	81.5	75.7	75.3

Age Standardized Mortality

HHA	Cancer	Heart	Stroke	Pneu/Infl	C.O.P.D.	Injury	M.V.A.	Suicide
1992-94	170.8	167.0	50.1	34.0	25.7	72.3	21.1	21.0
1994-96	180.7	187.4	46.8	27.9	27.9	56.8	12.1	16.9
1995-97	188.1	188.0	49.4	27.6	27.5	59.4	14.6	18.0
1997-99	182.5	171.7	51.1	33.4	31.6	60.0	16.1	18.9
2002	183.0	172.0				60.0		19.0
Target	<180	<170				<45		

Alberta	Cancer	Heart	Stroke	Pneu/Infl	C.O.P.D.	Injury	M.V.A.	Suicide
1992-94	182.0	191.7	54.9	27.0	30.1	54.1	13.7	16.7
1994-96	183.3	196.6	53.9	27.2	31.4	54.1	12.1	16.7
1995-97	182.8	193.5	54.5	27.1	31.2	52.8	12.5	16.1
1997-99	178.5	188.4	51.1	30.7	31.9	49.9	13.3	14.6
2002	179.0	188.0				50.0		15.0

Infant Mortality Rate (per 1000 live births)					
Year	1991-3	1993-5	1994-6	1996-8	2002
HHA	8.8	7.7	6.2	4.9	4.9
Alberta	6.8	6.9	6.8	5.3	5.3

15. Sexually Transmitted Diseases (STDs)

STD's Reported in HHA	
Year	Total
1995	223
1996	152
1997	197
1998	227
1999	213
2000	191
2001	215

Incidence Rate (per 100,000 population)		
	1995	2001
HHA	345	283
Alberta	295	332

Source: Headwaters Health Authority Annual Reports and Indicators List

16. Health Services

Emergency Users – Canmore General Hospital		
Year	Number of Visits	Visits per Capita
1995	8493	1.1
1996	8314	1.0
1997	10528	1.2
1998	12707	1.3
1999	16840	1.6
2000	18272	1.7
2001	18621	1.7
2002	18934	1.7

Continuing Care and Home Care Services	2000	2001	2002	2003
Average number of people on active waitlist for Continuing Care	6	4	5	9
Average number of individuals on caseload for home care services	145	198	211	219

Source: Calgary Health Region

APPENDIX C: ECONOMIC INDICATORS

1. Employment Status of Adults

Employment Status of Adults								
	1995	1996	1997	1998	1999	2000	2001	2003
Full Time	3587	4002	4545	4857	5293	5382	5643	5919
Percent of Total	65.15	65.48	67.35	66.69	68.19	66.35	67.72	66.17
Part Time	399	504	516	633	674	662	695	781
Percent of Total	7.25	8.25	7.65	8.69	8.68	8.16	8.34	8.73
Seasonal	119	165	141	192	157	175	258	203
Percent of Total	2.16	2.70	2.09	2.64	2.02	2.16	3.10	2.27
Retired	733	785	796	830	859	954	970	1086
Percent of Total	13.31	12.84	11.80	11.40	11.07	11.76	11.64	12.14
Homemaker	335	345	316	277	334	311	335	319
Percent of Total	6.08	5.64	4.68	3.80	4.30	3.83	4.02	3.57
Unemployed	109	107	97	225	153	149	168	208
Percent of Total	1.98	1.75	1.44	3.09	1.97	1.84	2.02	2.33
Other	22	28	31	44	59	38	43	79
Percent of Total	0.40	0.46	0.46	0.60	0.76	0.47	0.52	0.88
Adult Student	49	41	76	41	25	61	69	106
Percent of Total	0.89	0.67	1.13	0.56	0.32	0.75	0.83	1.19
Unknown	153	135	230	184	208	380	152	244
Percent of Total	2.78	2.21	3.41	2.53	2.68	4.68	1.82	2.73
Total	5506	6112	6748	7283	7762	8112	8333	8945

Note: Adult = 18 years or older

Source: Canmore Census

Participation and Unemployment Rates	Canmore			Alberta		
	Total	Male	Female	Total	Male	Female
Participation rate	82.2%	86.0%	78.3%	73.1%	79.6%	66.6%
Employment rate	78.6%	82.2%	75.1%	69.3%	75.5%	63.1%
Unemployment rate	4.3%	4.6%	4.3%	5.2%	5.1%	5.2%

Source: Statscan Community Profiles 2001

2. Employment by Industry

Employment by Industry	1995	1996	1997	1998	1999	2000	2001	2003
Agriculture & Forestry	25	24	39	47	35	38	47	41
Percent of Total	0.59	0.5	0.71	0.8	0.55	0.58	0.69	0.57
Mining & Oil	93	87	127	132	113	123	131	168
Percent of Total	2.18	1.81	2.3	2.24	1.78	1.86	1.94	2.34
Manufacturing	201	245	140	172	190	145	195	244
Percent of Total	4.72	5.09	2.53	2.92	2.99	2.19	2.88	3.12
Construction	472	523	661	719	758	706	720	855
Percent of Total	11.09	10.88	11.96	12.19	11.94	10.69	10.64	11.92
Transportation, Communication, Utilities	233	244	263	298	290	310	328	301
Percent of Total	5.47	5.07	4.76	5.05	4.57	4.69	4.85	4.2
Retail-Wholesale Trade	445	543	560	587	644	637	676	682
Percent of Total	10.45	11.29	10.13	9.95	10.14	9.64	9.99	9.51
Financial, Insurance, Real Estate	148	170	187	232	240	226	248	293
Percent of Total	3.48	3.54	3.38	3.93	3.78	3.42	3.67	4.08
Professional Services	205	272	328	365	420	440	466	494
Percent of Total	4.81	5.66	5.93	6.19	6.62	6.66	6.89	6.89
Government	369	405	342	336	370	377	364	375
Percent of Total	8.67	8.42	6.19	5.7	5.83	5.71	5.38	5.23
Education, Health, Social Services	553	573	578	736	689	700	868	964
Percent of Total	12.99	11.92	10.46	12.48	10.85	10.6	12.83	13.44
Accommodation & Food	729	835	1139	1203	1356	1371	1439	1363
Percent of Total	17.12	17.37	20.61	20.39	21.36	20.75	21.27	19.00
Personal Services	608	729	665	804	987	1095	1087	1154
Percent of Total	14.28	15.16	12.03	13.63	15.55	16.58	16.07	16.09
Other	32	19	106	78	45	69	56	39
Percent of Total	0.75	0.4	1.92	1.32	0.71	1.04	0.83	0.54
Unknown	145	139	392	190	211	369	141	221
Percent of Total	3.41	2.89	7.09	3.22	3.32	5.59	2.08	3.08
Total	4258	4808	5527	5889	6348	6606	6766	7174

Source: Canmore Census

3. Wages and Income

	Hotel Front Desk Clerk - 2001		Construction, Trades, Labour - 2001	
	Alberta	ER 840*	Alberta	ER 840*
Wages				
Starting	\$8.42	\$8.62	\$12.62	\$12.28
After 3 Years	\$9.67	\$10.56	\$16.13	\$15.30
Top	\$10.57	\$11.80	\$17.39	\$18.22
Overall Average Wage	\$9.26	\$9.80	\$14.99	\$14.82
Average Salary	\$18,717.71	\$20,116.61	\$35,567.17	\$35,715.24

*ER 840 "Banff Jasper Rocky Mtn House" includes Canmore

Source: 2001 Alberta Wage and Salary Survey

Job Category	Oct 2001-Apr 2002	May-Dec 2002	Jan-Nov 2003	Estimated Annual Wage*
Construction & Landscaping	\$10.75	\$11.91	\$11.02	\$22,921.60
Food & Beverage "front line"	\$7.37	\$7.50	\$7.18	\$14,934.40
Food & Beverage "kitchen"	\$8.93	\$10.31	\$10.31	\$21,444.80
Hotel Guest Services	\$9.00	\$9.07	\$9.13	\$18,990.40
Housekeeping & Cleaning	\$8.62	\$9.24	\$9.30	\$19,344.00
Miscellaneous	\$9.56	\$10.72	\$10.35	\$21,528.00
Office & Administration	\$12.15	\$11.45	\$11.46	\$23,836.80
Sales & Service	\$8.42	\$9.09	\$8.57	\$17,825.60
Trades & Maintenance	\$16.08	\$13.27	\$11.42	\$23,753.60
Travel & Tourism	\$8.75	\$9.24	\$12.05	\$25,064.00

*based on 2080 hrs of work for 2003 wages

Source: Bow Valley Labour Market Review

Median household income	Canmore	Banff	Alberta
All households	\$57,910	\$45,651	\$52,524
One-person households	\$29,795	\$27,248	\$25,400
Two-or-more-persons households	\$63,993	\$54,853	\$62,343

Source: 2001 Census of Canada

4. Rental Housing Costs and Availability

Rental Housing Costs (Nov 2002-Jan 2003)*	Monthly Rent**	Household Income Required***		
		Hourly	Monthly	Annual
1 Bedroom	\$650.00	\$11.72	\$2,031	\$24,375
2 Bedroom	\$1,015.00	\$18.30	\$3,172	\$38,063
3 Bedroom	\$1,250.00	\$22.54	\$3,906	\$46,875
Bachelor/Studio	\$600.00	\$10.82	\$1,875	\$22,500
Roomate/Shared	\$450.00	\$8.11	\$1,406	\$16,875
* Bow Valley Labour Market Review Summer/Fall/Winter 2002/2003				
* based on advertised accommodation in the Leader and Crag				
*Affordability threshold is 32% of gross income				

Monthly Rental Housing Costs

2 Bedroom	1994	1995	1996	1997	1998	1999	2000	2001	2002
Banff	\$735	\$742	\$757	\$791	\$797	\$817	\$832	\$891	\$872
Canmore	\$624	\$626	\$638	\$642	\$680	\$687	\$710	\$732	\$746
Okotoks	\$505	\$509	\$504	\$539	\$545	\$545	\$591	\$662	\$731
Hinton	\$509	\$495	\$493	\$501	\$517	\$518	\$511	\$499	\$507
Overall Vacancy Rates	1994	1995	1996	1997	1998	1999	2000	2001	2002
Banff	0.0%	0.0%	0.3%	0.9%	0.6%	2.9%	1.5%	1.5%	2.3%
Canmore	2.7%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	1.0%
Okotoks	1.0%	4.4%	0.6%	0.0%	0.0%	0.0%	0.8%	1.4%	1.3%
Hinton	4.4%	5.4%	2.0%	6.3%	2.6%	14.9%	18.7%	25.1%	18.4%

Source: Alberta Seniors, Alberta Apartment and Rental Cost Survey

5. Average House and Condominium Sale Prices

MLS®Average Residential Price (\$)								
	1995	1996	1997	1998	1999	2000	2001	2002
Canada	\$150,328	\$150,822	\$154,616	\$152,366	\$158,145	\$164,050	\$171,858	\$188,138
Alberta	\$114,772	\$117,673	\$124,865	\$132,905	\$139,621	\$146,258	\$153,737	\$170,253
Calgary	\$132,114	\$134,643	\$143,305	\$157,353	\$166,110	\$176,305	\$182,090	\$198,350
Canmore	\$165,460	\$171,658	\$206,277	\$226,505	\$232,499	\$232,006	\$258,663	\$274,404

Source: CMHC Canadian Housing Observer Table 6, Canmore from Canmore Alpine Realty (Re/Max)

Residential Sales										
Median Selling Price	1995	1996	1997	1998	1999	2000	2001	2002	2003	2003
Single Detached	\$196,750	\$208,500	\$222,000	\$229,500	\$240,000	\$260,000	\$261,250	\$284,500	\$357,500	\$357,500
Duplex	\$160,938	\$175,000	\$192,500	\$222,750	\$253,000	\$319,500	\$300,000	\$335,049	\$382,500	\$382,500
Multi-Residential	\$123,394	\$114,900	\$162,500	\$179,500	\$191,000	\$162,000	\$177,000	\$212,250	\$252,000	\$252,000
All Homes Sold	\$156,909	\$158,078	\$195,000	\$208,877	\$220,000	\$231,000	\$235,700	\$254,500	\$315,000	\$315,000

Average Selling Price	1995	1996	1997	1998	1999	2000	2001	2002	2003	2003
Single Detached		\$212,654	\$224,843	\$250,308	\$259,187	\$278,651	\$296,550	\$321,121	\$422,720	\$422,720
Duplex		\$224,090	\$222,702	\$340,310	\$236,343	\$347,442	\$307,669	\$335,049	\$382,902	\$382,902
Multi-Residential		\$126,286	\$180,191	\$190,895	\$205,046	\$193,974	\$202,141	\$223,738	\$235,960	\$235,960
All Homes Sold	\$165,460	\$170,658	\$206,277	\$226,505	\$232,499	\$232,006	\$258,663	\$274,404	\$347,197	\$347,197

Source: Canmore Alpine Realty (Re/Max)

6. Municipal Tax Base Ratio

Year	Assessment Class	Assessment	Ratio	Mill Rate	Tax Dollars
2003	Residential	1,506,840,400	79	8.6258	\$12,997,704
	Commercial	390,018,800	21	12.8225	\$5,001,016
2002	Residential	1,324,872,930	79	8.7191	\$11,551,699
	Commercial	356,488,210	21	13.1475	\$4,686,928
2001	Residential	1,222,998,085	77	8.4779	\$10,368,455
	Commercial	366,738,835	23	11.6864	\$4,285,856
2000	Residential	1,104,174,920	77	9.3198	\$10,290,689
	Commercial	328,357,480	23	13.5125	\$4,436,930
1999	Residential	968,253,730	77	4.207	\$4,073,447
	Commercial	285,223,220	23		\$1,199,934
1998	Residential	826,181,800	76	4.443	\$3,670,725
	Commercial	258,656,600	24		\$1,149,211
1997	Residential	694,148,000	78	4.937	\$3,427,008
	Commercial	197,274,350	22		\$973,943
1996	Residential	556,004,900	78	5.412	\$3,009,654
	Commercial	156,335,800	22		\$846,246
1995	Residential	510,842,000	77	5.413	\$2,765,188
	Commercial	148,729,400	23		\$805,072

Source: Town of Canmore Tax Assessment Information

7. Business License Registry

Number of Businesses Registered:	2001	2002	2003
Resident	521	556	598
Non-Res	229	268	356
Hawker / Mt. Market	17	11	14
Regional*	17	25	28
Home Occ	318	388	438
B&B	72	n/a	64
TOTAL	1174	1249	1498

*Businesses in the MD of Bighorn

Business Registry Fees Collected:	2001	2002	2003
Resident	51,242	54,884	61,530
Non-Res	89,625	114,044	162,750
Hawker	2,725	3,075	3,450
Regional*	4,102	3,150	9,300
Home Occ	28,462	38,124	42,955
B&B	7,827	n/a	6,400
TOTAL	\$183,983.00	\$213,377.00	\$286,385.00

*Businesses in the MD of Bighorn

Source Canmore Economic Development Authority

8. Tourism Industry

Visitor Numbers to the Travel Alberta Visitor Information Centre in Canmore							
Year	Origin of Visitors				Total Visitation	Total Visitation to all VICs	Number of VICs in system
	Alberta	Other Canada	U.S.A	INT'L			
1999	22%	26%	26%	26%	75,124	183,479	8
2000	22%	30%	28%	20%	81,688	203,367	9
2001	32%	29%	21%	18%	84,230	211,787	10
2002	26%	31%	27%	16%	78,413	210,392	10

Note:

In 2000 - Hinton VIC was added to the system - their visitation was 16,745 that year

In 2001- Grand Prairie was added - their visitation was 6,900 and Hinton's was 16,253

In 2002 - Grande Prairie's visitation was 6,728 and Hinton's was 16,565.

Canmore's visitation is for the calendar year as they are open year round. The other centres connect sentence all operate seasonally.

Comparison of Visitors to Canmore VIC from May 1 to September 30		
	Canmore	Total VICs
2002	65,548	172,035
2003	56,825	161,233
% change	-13.31%	-6.28%

Source: Travel Alberta

9. Building Permit Summary

Year	Value (\$)			Value of Permits (%)	
	Residential	Commercial	Total	Residential	Commercial
1988	\$6,356,758	\$1,678,436	\$8,035,194	79%	21%
1989	\$13,782,215	\$1,971,646	\$15,753,861	87%	13%
1990	\$10,058,411	\$8,387,694	\$18,446,105	55%	45%
1991	\$17,409,381	\$3,120,146	\$20,529,527	85%	15%
1992	\$24,056,795	\$3,705,700	\$27,762,495	87%	13%
1993	\$16,701,591	\$5,737,888	\$22,439,479	74%	26%
1994	\$32,669,438	\$17,883,700	\$50,553,138	65%	35%
1995	\$33,758,768	\$18,850,279	\$52,609,047	64%	36%
1996	\$32,500,987	\$15,864,519	\$48,365,506	67%	33%
1997	\$39,321,619	\$17,114,650	\$56,436,269	70%	30%
1998	\$41,162,429	\$24,835,483	\$65,997,912	62%	38%
1999	\$36,795,095	\$14,914,405	\$51,709,500	71%	29%
2000	\$38,247,254	\$10,751,128	\$48,998,382	78%	22%
2001	\$35,089,181	\$13,483,544	\$48,572,725	72%	28%
2002	\$65,476,420	\$31,463,382	\$96,939,802	68%	32%
2003	\$91,633,000	\$25,627,000	\$117,260,000	78%	22%

Source: Town of Canmore - Annual Building Permit Report Breakdown Summary

APPENDIX D: ENVIRONMENTAL INDICATORS

2. Air Quality

Median one-hour air quality parameter concentrations at each mobile monitoring site in the Bow Corridor (December 1999 to September 2000).																
	CO	O ₃	THC	CH ₄	RH C	SO ₂	NO	NO ₂	NOX	NH ₃	TRS	H ₂ S	TSP	PM ₁₀	PM _{2.5}	PAH
	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	µg/m ³	µg/m ³	µg/m ³	ng/m ³
Median (Banff Area)	0.4	0.032	1.9	1.7	0.2	0	0.006	0.005	0.011	0.002	0.001	0.001	16	10	1	8
Median (Canmore Area)	0.1	0.029	1.9	1.7	0.1	0	0.005	0.004	0.01	0.001	0.001	0	25	14	2	3
Median (Cochrane Area)	0.1	0.028	2	1.8	0.2	0.002	0.011	0.015	0.025	0.005	0	0	224	144	13	16
Median (Exshaw Area)	0.2	0.031	1.9	1.8	0.1	0.008	0.02	0.01	0.028	0.001	0.001	0.001	139	94	11	5
Overall Median	0.2	0.03	1.9	1.8	0.1	0.001	0.01	0.007	0.016	0.001	0.001	0	74	40	4	4

Maximum one-hour air quality parameter concentrations at each mobile monitoring site in the Bow Corridor (December 1999 to September 2000).																
	CO	O ₃	THC	CH ₄	RH C	SO ₂	NO	NO ₂	NOX	NH ₃	TRS	H ₂ S	TSP	PM ₁₀	PM _{2.5}	PAH
	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	µg/m ³	µg/m ³	µg/m ³	ng/m ³
Maximum (Banff Area)	0.6	0.037	7.8	1.8	6.6	0.001	0.012	0.015	0.027	0.004	0.001	0.002	24	13	2	14
Maximum (Canmore Area)	0.4	0.053	2.2	2	0.4	0.002	0.021	0.013	0.029	0.034	0.002	0.001	95	58	9	17
Maximum (Cochrane Area)	0.5	0.037	2.4	2.2	0.3	0.01	0.076	0.024	0.079	0.024	0.001	0.001	2082	1094	60	36
Maximum (Exshaw Area)	1.1	0.056	2.2	2.2	0.2	0.092	0.296	0.031	0.295	0.03	0.004	0.002	427	210	19	14
Maximum	1.1	0.056	7.8	2.2	6.6	0.092	0.296	0.031	0.295	0.034	0.004	0.002	2082	1094	60	36
Guideline	13	0.082				0.172		0.212		2		0.01				

This table displays the median and maximum one-hour concentrations for each community in the Bow Corridor. If there is an Alberta guideline for maximum one-hour concentrations then this is included as a reference point

Abbreviations

CH₄ methane

CO carbon monoxide

H₂S hydrogen sulphide

NH₃ ammonia

NO nitric oxide

NO_x total oxides of nitrogen

NO₂ nitrogen dioxide

O₃ ozone

PAHs polycyclic aromatic hydrocarbons

PM_{2.5} particulates less than 2.5 micrometres
in diameter (respirable particulates)

PM₁₀ particulates less than 10 micrometres

in diameter (inhalable particulates)

RHC reactive hydrocarbons

SO₂ sulphur dioxide

THC total hydrocarbons

TRS total reduced sulphur

TSP total suspended particulates

3. Water Consumption and Quality

WATER CONSUMPTION (m³) Residential meter size - 15mm	2000	2001	2002	2003 Estimate
Total Annual Consumption	1,010,989	1,011,776	1,015,244	1,011,336
Permanent Population	10,571	10,843	11,168	11,503
Per Capita Consumption (Litres/capita/day)	262	256	249	241
% Change in water use		-2.4%	-2.6%	-3.3%
Commercial/Industrial meter size - 20mm to 100mm	2000	2001	2002	2003 Estimate
Total Annual Consumption	605,596	615,214	628,476	623,089
Number of Accounts	203	211	231	244
Per Account Consumption (Litres/account/day)	8,173	7,988	7,454	6,996
% Change in water use		-2.3%	-6.7%	-6.1%
Town Facilities and Parks meter size - 20mm to 100mm	2000	2001	2002	2003 Estimate
Total Annual Consumption	43,811	57,426	58,526	62,000
Number of Accounts	20	22	24	27
Per Account Consumption (Litres/account/day)	6,002	7,151	6,681	6,291
% Change in water use		19.2%	-6.6%	-5.8%
All Residential/Commercial/Municipal Uses	2000	2001	2002	2003 Estimate
Total Annual Consumption	1,660,396	1,684,416	1,702,246	1,696,425
Per Capita Consumption (Litres/capita/day)	430	426	418	404
% Change in water use		-1.1%	-1.9%	-3.2%

Source: Town of Canmore Utility Services Annual Report

4. Wastewater

Equivalent Sewage Generation Rates			
Year	Total Influent Flow (m3)	Wastewater Production ML/day	Equivalent Generation Rate (Lpcd)*
1995	1,691,147	4.6	528
1996	1,758,812	4.8	499
1997	1,956,598	5.4	511
1998	1,820,838	5.0	441
1999	1,832,385	5.0	441
2000	1,919,700	5.3	422
2001	1,975,176	5.4	413
2002	2,251,515	6.2	453

*for Total Population (permanent and non-permanent)

Source: Town of Canmore Annual Wastewater Report

5. Solid Waste

Residential Solid Waste	1997	1998	1999	2000	2001	2002
No. Single family households	3825	4224	4493	4848	5223	5446
Permanent Population	9015	9711	10239	10517	10843	11170
% Population change		7.7%	5.4%	2.7%	3.1%	3.0%
Tonnage	2045	2520	2720	2789	2600	2704
% tonnage change		23%	8%	2.5%	-6.8%	4.0%
Tonnage - per household	0.53	0.59	0.61	0.58	0.50	0.50
% household change		11%	3.4%	-5.7%	-13.5%	-0.3%
Tonnage - per capita	0.23	0.26	0.27	0.27	0.24	0.24
% per capita change		13%	3.9%	0.0%	-11.1%	0.0%
Waste diversion(recycling)	14.8%	15.5%	18.3%	17.9%	16.5%	n/a

*no census in 2002, 3% growth rate assumed

Total Waste	2001 Generation (Tonnes)	2002 Generation (Tonnes)	% Change
Total Waste Diverted	2085	7185	245%
Total Waste Diverted per Capita	0.19	0.64	237%
Landfilled Materials			
Wet Waste (Calgary Landfill)	5400	5617	4%
Dry Waste (Francis Cooke Landfill)	3747	5346	43%
Total Waste Landfilled	9147	10963	20%
Total Waste Landfilled per Capita	0.84	0.98	17%
Total Waste Generated	11232	18148	62%
Total Waste Generated per Capita	1.04	1.62	56%

Source: Town of Canmore Solid Waste Services Annual Report

5.1. Wildlife Attractants

Bear Reports Associated with Non-Natural Food Sources							
Year	Non-Natural	Garbage	Birdfeeder	Compost	BBQ	Garden	Other
1998	174	145	3	3	0	15	8
1999	38	11	10	2	1	0	14
2000	14	4	5	0	0	0	5
2001	5	0	0	0	0	0	5
2002	4	2	0	0	0	0	2

Source: Alberta Sustainable Resource Development and Alberta Community Development-Parks and Protected Areas

5.2. Wildlife Incidents and Outcomes

Destroyed or Relocated Bears				
Year	Grizzly Bears		Black Bears	
	Destroyed	Relocated	Destroyed	Relocated
1998	0	0	0	4
1999	0	0	0	2
2000	0	0	0	1
2001	0	2	1	0
2002	0	0	0	1

* The two grizzlies relocated in 2001 were shot at their new location

	Cougar Incidents
1994	0
1995	0
1996	0
1997	0
1998	1
1999	1
2000	4
2001	1
2002	2
2003	0

6. Recycling / Toxic Round-up

Recycling	1998	1999	2000	2001	2002
Newsprint	153	230	237	228	238
Cardboard	169	234	217	205	238
Mixed Paper	93	80	139	146	142
Metal Cans	13	11	17	18	18
Glass	29	33	34	30	34
Plastic	9.5	12	14	19	16
Oil (Plastic)	1.5	2.2		3.2	3.2
Total Tonnes	468	602.2	660	696	790
Batteries (No. of)	381	400	473	476	571
Oil (L)	19000	23992	28295	20450	30855
Oil Filters (No. of Drums)	30	25	22	22	22

	1998	1999	2000	2001	2002
Total Tonnes	468	602.2	660	696	790
Total Litres	5815	10685	9620	7905	13105
Permanent Population	9711	10239	10517	10843	11170
Tons/Person/yr	0.048	0.059	0.063	0.064	0.071
Kg/person/year	48.2	58.8	62.8	64.2	70.7
Litres/Person/yr	0.599	1.044	0.915	0.729	1.173

*no census in 2002, growth estimated at 3%

Toxic Round-up	1998	1999	2000	2001	2002
Waste Paint	3185	4715	5535	3690	4100
Corrosive Liquids	310	1025	570	445	1230
Corrosive Solids	0	205	0	80	0
Flammable Liquids	920	2050	1540	1505	3895
Flammable Solids	285	615	205	490	205
Poisonous Liquids/Solids	735	1845	1410	1095	2460
Aerosols	380	230	380	600	1010
Total Litres	5815	10685	9620	7905	13105
Litres per Capita	0.6	1.0	0.9	0.7	1.2

Source: Town of Canmore Solid Waste Services Annual Report

7. Energy Use and Greenhouse Gas Emissions

GHG Emissions and Targets	2000 (tonnes)	By Sector as %	2000 Tonnes per Capita	2012 Target (tonnes)	% Reduction
Residential eCO₂ output	52,372	50.17%	4.980	4.721	5.20%
Commercial / Industrial eCO₂ output	32,722	31.34%	3.111	2.950	5.20%
Transportation eCO₂ output	12,859	12.32%	1.223	1.159	5.20%
Waste eCO₂ output	521	0.50%	0.050	0.047	5.20%
Town of Canmore Operations eCO₂ output	5,922	5.67%	0.563	0.450	20.00%
Total eCO₂ output	104,396	100.00%	9.926	9.327	6.00%

Note: eCO₂ refers to the equivalent amount of CO₂ produced and emitted generating power for each sector.

Source: Town of Canmore Environmental Advisory Review Committee Energy Management Action Plan (EMAP) Overview

8. Quantitative Land Uses

Zoning	Notes	Zoning Districts	Area (ha)	% of Total
Low density residential	(single detached, duplex, suites)	DC, R1, R1A, R1N, R1B, R1BE, R1BW, R1S, MHP, MHR, R2, STR1, STR2, -TH	360.8	12.5%
Higher density residential	(4-plexes, townhouses, apartments)	R2A, R3, R4, R5, EHD, TA	119.5	4.1%
Commercial		TC, GD, BVT, CC, TBD, CRD	148.5	5.1%
Industrial		TID, IND1, IND2	32.0	1.1%
Golf		DC, R	226.6	7.8%
Future resort areas	(with approx 50 ha of future wildlife corridor)	DC, R	683.7	23.7%
Open Space/Park	(allows low-density public park development)	PD, UR, UR1, NP	198.0	6.9%
Conservation/Protected	(Provincial Parks within the town boundary are excluded from this category)	ED, WC	1118.3	38.7%
Total (excludes Provincial Park and Highway)			2887.5	100.0%

Note: Within the Town of Canmore boundary there are also 3702.8 ha of Provincial Parks and 143.7 ha of Provincial Highway. These are excluded from the zoning calculations.

Source: Town of Canmore, Planning and Development Department

Park Facilities	1999	2002
Hectares of parks	24	54
Park areas	34	34
Ball diamonds	5	6
Soccer fields	2	4
Tennis courts	4	4
Playground areas with structures	14	19
Outdoor ice surfaces	4	5
Outdoor washrooms	3	4
Outhouse facility	1	1
Cemetery	1	1

Source: Town of Canmore, Department of Parks and Recreation

10. Transportation

Mode of Transportation to Work-2001				
	Canmore	Banff	Canada	Alberta
Car, truck, van, as driver	71.0	32.3	73.8	76.2
Car, truck, van, as passenger	6.8	3.7	6.9	6.9
Public transit	0.3	1.9	10.5	7.9
Walked or bicycled	20.4	59.0	7.8	7.5
Other method	1.6	3.1	1.1	1.5

Source: Statscan 2001 Community Profiles

Average Annual Daily Traffic Volumes	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
W OF OLD 1A NW OF CANMORE	13080	14110	14850	14410	15190	16390	16510	16240	16300	16590

2002 Average Daily Summer Traffic Volume: 20790

Source: Alberta Transportation Automated Traffic Recorder (ATR)

10.1 Wildlife Highway Mortality

Highway Mortality By Year and Location

YEAR	Harvie Heights	Canmore	Bow River Bridge	Three Sisters Parkway	Deadmans Flats	HWY1A Canmore	HWY1A Exshaw	Total
1998	4	5	4	3	6	0	1	23
1999	7	10	2	7	9	2	0	37
2000	9	24	4	2	9	2	7	57
2001	6	14	5	0	13	0	5	43
2002	4	11	5	4	15	3	1	43
Total	30	64	20	16	52	7	14	203

Highway Mortality by Year and Species

YEAR	Bighorn Sheep	Black Bear	Cougar	Coyote	Deer	Elk	Lynx	Moose	Wolf	Total
1998	0	0	0	5	5	9	1	3	0	23
1999	0	1	0	0	21	15	0	0	0	37
2000	3	0	2	3	27	21	0	0	1	57
2001	7	0	1	0	24	10	0	1	0	43
2002	1	1	0	6	15	17	0	2	1	43
Total	11	2	3	14	92	72	1	6	2	203

(Boundaries: Banff Park gates, Deadman's Flats)

Source: Alberta Community Development-Parks and Protected Areas
 Alberta Sustainable Resource Development