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Canmore Community Monitoring Program

2006 Final Report



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2006 EXECUTIVE SUMMARY

The purpose of this report is to monitor and evaluate trends developing in Canmore. In many cases, current progress is compared to the 2006 document *Mining the Future: A Vision for Canmore*. The following report focuses on the demographic, social, economic and environmental issues that Canmore faces.

Demographic

From 2003-2006 Canmore's permanent population has remained relatively stable at approximately 11,500 residents. Population turnover remains high, however trends are now indicating that there is an increasing proportion of long-term residents in the community. This rate of population turnover has remained relatively stable since 2000. This turnover rate has implications for planning in many sectors including staffing, housing, childcare and schooling.

While the total number of permanent residents has remained fairly stable over the past several years, the non-permanent population (or "shadow population") is increasing dramatically. In 2006, the non-permanent population reached 4,818. The growth rate of the non-permanent population averaged 18.6% a year between 2003 and 2005, increasing to 27.1% from 2005 to 2006. In 2006, non-permanent residents were 29.3% of the total population. To date, there is little information regarding the non-permanent population and their activities and needs for services. Some of these information gaps will be addressed by a survey of Canmore's non-permanent population that is currently underway..

The age structure of Canmore's population is changing towards an older population, with a much smaller proportion of children. There are actually fewer children aged 0-14 in 2006 than there were in 2005.

Since 1995, the number of total dwelling units in Canmore has more than doubled. The proportion of single family homes has decreased with a corresponding increase in the proportion of multi-family dwelling units such as townhouses and apartments. The number of dwellings owned by non-permanent residents continues to rise, with a decreasing proportion of the total units owned by permanent residents.

Canmore's increasing proportion of single parent families and increasing proportion of children of single parent families as well as the high participation rate in the job market, suggest a need to understand changing demands on support services (such as childcare) in the community.

Social

The food hamper programs and the Food for Learning Programs are presently meeting the needs of those they are providing services to. The participation rates in these various food programs suggest a disconnect between perception and reality, as people think of Canmore as an affluent community where everyone has substantial financial resources.

In Canmore, there are relatively few students for the three operational school boards and one private school. This has resulted in a division of resources, increases in administrative costs, but has also provided and increased educational choices for Canmore families. Class sizes tend to be within the maximum class size recommendations. Overall, adults in Canmore have attained higher levels of education than the averages for Alberta or Canada.

On a per capita basis, the crime rate against persons and property in Canmore has remained relatively stable since 1995. The rate of crimes against persons is similar to the average rates for Alberta and Canada. The rate of property crimes is higher than the averages for Alberta and Canada. These crimes are predominantly thefts under \$5,000.

The Alberta Alcohol and Drug Abuse Commission (AADAC) continues to provide treatment, prevention, and information services relating to alcohol, drug, gambling, and tobacco use. The treatment rate per capita is slightly higher in Canmore than in Alberta as a whole.

The extended hours walk-in clinic in Canmore has assisted in alleviating the wait times and assisting patient flow for less urgent complaints at the Canmore Emergency Room. The wait list for continuing care has decreased significantly as there are now more opportunities for choices for continuing care. This has decreased the wait time for a placement in the community care facility, while increasing the home care numbers and acuity. With 64 physicians, Canmore does not experience the same difficulty as many communities across Alberta in terms of access to medical services.

It continues to be difficult for individuals to stay in Canmore if they are socially or economically marginalized. Those with a low income, on social assistance programs, without a support network or without adequate childcare may not be able to afford to remain in Canmore.

Economic

The unemployment rate in Canmore is very low, and the participation rate in the labour force is very high. The low unemployment rate creates challenges for businesses, making it difficult to find staff to begin, continue, or expand operations in Canmore. 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. Seasonal variations of supply/demand for the labour force creates challenges for businesses in Canmore.

The tourism and construction industries are strong drivers of the economy and sources of employment in Canmore. The growing number of non-permanent residents is an increasing influence on the service and retail industries.

Canmore has higher than average individual incomes. This may be due in part to the high participation rates in the job market. It may also reflect high levels of non-employment income by affluent residents, and does not necessarily indicate that wages in Canmore are unusually high.

Housing prices in Canmore have risen sharply in recent years. The gap between wages and housing prices and the gap between wages and rental costs continues to widen, putting pressure on many residents and employers.

The Town of Canmore has been encouraging new affordable housing development through zoning for narrow-lot homes and employee housing districts, cooperating with Canmore Community Housing Corporation CCHC in creating Perpetually Affordable Housing, partnering with developers to provide Perpetually Affordable Housing units, and negotiating with developers for more affordable housing alternatives in new subdivisions.

The gap in the residential/commercial tax base ratio continues to widen as residential home construction and real estate prices continue to rise. Achieving an appropriate balance between the residential/commercial tax base is very important for economic sustainability in Canmore.

After a decline in 2003/4, tourist visitation rebounded somewhat in 2005, with an increase in visitors from the United States and other international destinations. Amenity-migration and “real estate tourism” are emerging trends driving many of the changes in Canmore’s retail, hospitality, construction, and tourism sectors.

Between 2002 and 2005, the value of building permits has continued to increase. Residential development still dominates, but in 2005 there was a substantial increase in commercial construction. Increasing permit values are largely a result of the significant rise in construction costs in Canmore, as well as the increasing trend towards developing higher end properties.

Environmental

The Town of Canmore has set goals for reducing water consumption, solid waste, and energy use/greenhouse gas (GHG) emissions. Continued proactive measures on the part of the municipality, and an effective campaign of public education will be required.

Local air quality issues include particulate emissions from industrial, natural and domestic sources; and air pollution from highway traffic and from local communities. Developing transportation alternatives, reducing vehicle use, and reducing idling will have the twin benefits of improving air quality and reducing GHG emissions.

Per capita residential water consumption decreased with the introduction of water meters in Canmore homes. On a per account basis there are decreases in water use by businesses, suggesting improved water conservation practices. With Canmore's growth, increases in total water use are expected, making water conservation a key issue. The Town is continuing to reduce water losses throughout the system.

With the planned Waste Water Treatment Plant's improvements, the plant should be able to service the community at full build-out. Unlike per capita residential water consumption, which has been decreasing, per capita wastewater generation has been rising. Some decreases in wastewater volume would be achieved through reductions in infiltration of groundwater into the sewer system.

Total waste landfilled (per capita) increased from 2001 to 2004, and then decreased by 24% in 2005 with the introduction of waste diversion strategies at the Francis Cooke Landfill. The increase in total waste is largely due to the increased rate of construction, renovation and demolition (CRD). The quantity of residential waste (per capita) remained relatively constant from 2003-2005. Since CRD waste is included in the calculation of total waste, meeting the solid waste reduction targets of 50% of 2001 levels by 2010 will be challenging. The development of a regional solution for organics composting remains in progress. Recycling rates (per capita) have generally trended upwards since 1998. This recycling increase may be partially due to increased convenience and awareness of recycling opportunities in Canmore.

The Town's many GHG reduction initiatives are critical as examples to the community. However, targeting the residential and commercial/industrial sectors (~50% and 30% of the GHG emissions respectively) will produce the biggest reductions in overall emissions. Several local businesses are taking the lead with their own sustainable planning, building, retrofitting and policies. Public education, rebates and other initiatives may help expedite residential reductions. The Town's planned recalculation of community GHG emissions in 2007 is extremely important as it will allow updates and comparisons to targets.

Many wildlife corridor issues have been addressed in the last few years, and several processes are underway to resolve outstanding issues. There is a need for continued

wildlife monitoring and corridor efficiency analysis as well as management of human use. Public education programs and interaction with trail user groups are also essential to minimize the impact of recreational activities on the wildlife corridors.

Canmore has improved the management of bear attractants in recent years with bear-proof garbage bins, restricting birdfeeders and prohibiting outdoor food composting. Continued monitoring of bear incidents on golf courses will help determine attractant management effectiveness. The Province, the Town, golf courses, developers, and local residents should work together to minimize and manage potential bear attractants in the community. Education programs, management of vegetation attractants and bear aversion programs, are working together to reduce negative wildlife/human conflicts.

Wildlife vehicle collisions remain a concern for both wildlife and humans. The highway underpasses provide avenues for wildlife movement, while the associated fencing improves safety for both wildlife and drivers.

Forests with long-term fire suppression, such as those surrounding Canmore, are more susceptible to disease, insects, large-scale fires, and have lower habitat diversity. Fuel modification, vegetation management programs and other Firesmart initiatives are helping reduce the risk of wildfire. The current Mountain Pine Beetle infestation is symptomatic of the much larger situation of older forests, species distribution, and changing climatic conditions.

Reduction in the nutrient levels of effluent from Bow Valley wastewater treatment facilities is helping to return the river to more natural water conditions. There is an unnatural fish species composition due to over-angling, construction of hydroelectric facilities; and introduction of non-native species.

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 current vision. For this report that vision is the recently completed Mining the Future: A Vision for Canmore 2006.

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 regularly 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, as the 2006 Census of Canada results are not yet available, and demographic data is from the 2006 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 multiple indicators. The layout of each indicator category consists of a definition, a graph(s) or table(s), the source of the data, observations and interpretations. Where available indicator thresholds, community initiatives and recommendations are also included.

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.
- Canmore Community Monitoring Program 2003 Report – January 2004.
- Mining the Future: A Vision for Canmore 2006

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 are two excerpts from the 2006 document Mining the Future: A Vision for Canmore

Mining the Future Vision Statement

As citizens of Canmore, we are proud of our community's mining and mountain heritage, of the inspiring mountain landscape and the rich natural environment we share with species that define the Canadian West and wilderness, of the astonishing range of skills and talents demonstrated by our residents, of our exceptional commitment to the well-being of others in the community, and of our collective effort to be leaders in finding solutions to the challenges that confront our own and other mountain communities. Understanding where we have come from, and what we value today, we imagine a future in which Canmore is:

- An accessible, friendly, inclusive and closely-knit community with a small town feel and a distinct identity anchored in its mountain surroundings and its mining past;
- A community populated by a wide range of individuals and families from different backgrounds and of different ages, interests, values, skills and economic means;
- A community that supports its diverse population with affordable housing, a strong and varied economy, a healthy environment, a full array of social services, abundant open space and ample opportunities for recreation and artistic expression;
- A community that acknowledges and works within the limits imposed by its geography and ecology, and that uses the best the world has to offer in designing a built environment that respects and is worthy of its natural environment;
- A community that has become a leader in integrating its social, economic and environmental activities in ways that ensure its future generations will enjoy the same opportunities and quality of life as its current generations.

The Canmore of the future is a prosperous, vital, and vibrant community. Its great strength is its varied, resourceful, and engaged citizens, who thrive together on the strength of the community's long-term commitment to the diversity of its people and the health of the mountain landscape that shapes and sustains it.

Vision Accountability and Implementation Monitoring

From Mining the Future's public launch at the Civic Centre in the fall of 2005 to the final Canmore Café in the late spring of 2006, participants expressed a consistent and abiding concern regarding: 1) Vision accountability; and 2) the monitoring of its implementation. As a result, elements of accountability and monitoring are common to all of the guiding principles: Identity; Economic Sustainability; Social Fabric; Environmental Stewardship; and Civic Engagement and Leadership. Below is a possible framework for addressing Vision accountability and monitoring.

1. Identify the criteria (performance measures, metrics) that need to be used to measure progress, or the lack thereof, for each guiding principle.
2. Devise specific rating systems/genuine progress indicators for each principle.
3. Monitor on a regular basis.
4. Integrate existing monitoring mechanisms into a complete set for each principle.
5. Develop the monitoring and accountability metrics and processes during implementation of the vision using community input, web forums, advertising and community café conversations.
6. Work through formal or informal decision-making processes to ensure that there are links between the criteria and goals within each principle and links that integrate all the principles and values together.

The Natural Step to a Sustainable Canmore

One of the recent Town of Canmore undertakings that will have a significant impact on Canmore's future direction is The Natural Step to a Sustainable Canmore. The Natural Step is an international non-profit that provides education and training to individuals, businesses and organizations interested in learning about sustainability and then developing and implementing action plans that will move them towards a more sustainable future. The Natural Step's "framework" for sustainability includes a science-based definition of sustainability and a four-step methodology. (See www.naturalstep.ca for more information.)

In 2002, the Town of Canmore Council unanimously passed a resolution adopting The Natural Step framework as a means to help the community become more sustainable. The Biosphere Institute of the Bow Valley was asked to coordinate the funding and logistics of a training program that would include the Municipality and other leading Canmore businesses and organizations. Project funding was received from the Federation of Canadian Municipalities, Alberta Real Estate Foundation; Alberta Ecotrust; Three Sisters Mountain Village; the Alberta Community Initiatives Program; and the Canmore Economic Development Authority.

The participants of the intensive training program – identified as "Early Adopters" – included Alpine Insurance, the Bow Valley Waste Management Commission, the Canmore Public Library, the Canmore Seniors Association, Polar Pin, the Radisson Hotel and Conference Centre, the Rocky Mountain Flatbread Company, Three Sisters Mountain Village, and the Town of Canmore. During the five training workshops, the participants learned about the world's current sustainability status, became conversant with The Natural Step's four science-based principles of sustainability, developed sustainability action plans for their own organizations, and worked together to create an engagement program for the broader community (see www.biosphereinstitute.org for Early Adopter Case Studies). The results were presented at a community sustainability forum in October 2005 which was attended by almost 1,000 people. The Natural Step to a Sustainable Canmore concluded as a formal program in April, 2006.

The future impacts of The Natural Step to a Sustainable Canmore can best be considered at two levels: The Town, and the larger community.

The Town of Canmore

- In April 2006, the Mayor and Councilors signed a Sustainability Declaration (found at the end of this section) which derives from The Natural Step's sustainability principles and which, in part, will inform the 2007 Municipal Development Plan and new Land-Use Bylaw.
- As of the publication of this document, all of the Town staff and administration are being trained in The Natural Step framework with the intent that a working knowledge of The Natural Step underpins the Town's day-to-day thinking and practices.

- As of the publication of this document, the Town was developing an integrated municipal sustainability action plan based on The Natural Step framework.
- The Town has adopted a screening process for all internal capital budget proposals that rates the proposals by their compatibility with The Natural Step principles.
- The Town Council has passed a development “sustainability matrix” which, based on criteria variously drawn from The Natural Step, the Mining the Future Vision, and a number of Alberta Urban Municipalities Association (AUMA) principles will provide a screening process for all development applications.

The Community

As part of the community engagement work of The Natural Step to a Sustainable Canmore, the Early Adopters proposed the development of a sustainability centre in Canmore that would “help create and support a culture of sustainability in the Bow Valley.” The result, a legacy program of The Natural Step to a Sustainable Canmore, is the Bow Valley Sustainability Hub. Launched in July 2006, with the help of a number of the Early Adopters, the Hub is run as a program of the Biosphere Institute. To achieve its mandate, it:

- provides education, training and outreach to individuals, businesses, organizations and municipalities;
- is a cleaning house for sustainability news, resources and information;
- supports sustainability projects through collaborative planning, access to resources, and public education and outreach; and
- shares its resources and growing knowledge with other communities in Alberta, Canada, and abroad.

The Hub is working closely with the Town and other Early Adopters in a variety of ways to move the community towards greater sustainability. As well, the Early Adopters, through their own actions, are modeling sustainability planning and practices for the community as a whole.

A Sustainability Declaration

A Sustainability Declaration

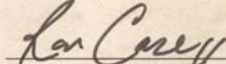
As Mayor and Councillors of the Town of Canmore, we acknowledge society's desire to create a stable, sustainable future. We further acknowledge that such a future is not certain, and that it will take the good will and determined work of many individuals, organizations, and communities around the world to achieve our goal.

We are proud to be part of a community as rich in natural amenities, economic opportunities, and social possibilities as Canmore, and to be working on behalf of a future in which our economy, environment, society and governance are integrated in ways that foster vibrant communities, strong economies, and healthy ecosystems. To that end, we commit ourselves to creating the conditions necessary for a sustainable future. By seeking innovative and flexible solutions to the challenges that confront us, by sharing our knowledge, and by coordinating our actions, we strive to:

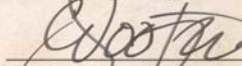
- Reduce and eventually eliminate our contribution to the progressive buildup of materials (and their associated wastes) that are extracted from the Earth's crust;
- Reduce and eventually eliminate our contribution to the progressive buildup of synthetic materials produced by society;
- Reduce and eventually eliminate our contribution to the ongoing physical degradation of Nature; and
- Reduce and eventually eliminate our contribution to conditions that undermine people's ability to meet their basic needs.

April 4, 2006
Canmore, Alberta

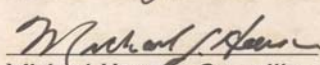
Signed by the Mayor and Councillors of the Town of Canmore



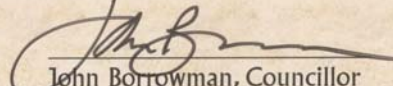
Ron Casey, Mayor



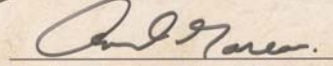
Corina Dootjes, Councillor



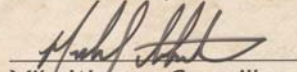
Michael Heenan, Councillor



John Borrowman, Councillor



Andre Gareau, Councillor



Mike Western, Councillor

RECOMMENDATIONS

Demographic

1. It would be useful to know the reasons (e.g. housing costs, employment options, services, etc.) why people are leaving Canmore and who they are (e.g. do they have school age children, This would help provide a better understanding of the current population trends and demographic shifts.
2. A detailed analysis of the complete municipal census data could provide valuable insights into Canmore's demographic changes. Analysis of the census data would allow cross-correlation of an assortment of variables such as length of residence or migration relative to age bracket.
3. Canmore's Vision states that a Goal is to integrate residents of all ages. To meet that goal, Canmore must "make decisions that contribute to a dynamic, well-stratified demographic profile". The age structure of Canmore's population is changing towards an older population. To ensure a dynamic, well stratified demographic profile, Canmore will need to impact change through mitigation strategies.
4. There is an ongoing need for data on the non-permanent population and their activities and needs for services. Additional information regarding the intentions of the non-permanent residents would also be useful, such as what proportion is planning to retire to Canmore or become permanent residents here.
5. It would also be useful to determine if available rental unit types meet the demand in the community.
6. It is important to continue to record childcare in the municipal census. This is a particularly important issue in this community due the high participation rates in the labour force and the limited spaces available at the Canmore Daycare.
7. A valuable addition for the municipal census could be the number of jobs held (full time/part time) and the number of hours worked per week (the number of hours per week is recorded in the Town of Banff census). Gathering this information could give an indication of how many people are working long hours and/or multiple jobs.

Social

1. The SEAP report was published in 2003. An updated version in 2008 would be useful to document and track changes in Canmore's social environment.
2. Continuing to work collaboratively on interagency and intercommunity projects and networks. Continue to track the number of volunteers and hours contributed through the Community Resource Directory.
3. Previously the Community Monitoring Report tracked achievement test results from the CRPS. With 3 school boards operational in Canmore, there is now an extensive reporting system of achievement test results from each of the schools (for both core

and non-core subjects, and for multiple grades). These reports contain a substantial amount of information, which is simply too large and detailed to be included in the Community Monitoring Report. Developing a method to summarize these extensive achievement test results would be useful to track the overall trends in achievement test results for the 3 school boards.

4. As information from initiatives such as the food security group, community garden, co-operatives, or Meals on Wheels program becomes available it should be included in this report to give a more complete pictures of the demand for and responses to food need in the community.
5. Continue to obtain annual income data from Statistics Canada in order to track changes in the level of social assistance and Economic Dependency Ratio over time.

Economic

1. There is a need to track the seasonality of the workforce over time to determine if there are seasonal patterns to supply/demand shortages of labour.
2. It would be useful to directly survey businesses with regards to employee retention/staffing challenges. This would help determine which businesses are struggling for staff, when staff shortages are occurring, and how short staffed Canmore is as a community. It might be possible to have this survey as part of the business licensing process or part of another survey.
3. Determining the economic impact and role of the non-permanent population would also be useful to determine how their activities and spending patterns differ from tourists.
4. An annual needs assessment might be useful to test the market and assess the need for rental accommodations. This would help determine if it is a limiting factor for the local economy. Business owners could provide input based on their staff needs.
5. Bow Valley Regional Housing (number of people looking for seniors and subsidized housing) and Perpetually Affordable Housing rental effects should be tracked.
6. The housing price data currently available does not reflect the entire housing market in Canmore as it currently includes resale homes only. There is a need to include new units constructed and sold by the developers and builders. This would better represent the total price range of market housing units in Canmore.
7. Creating projections of the number of employees needed to staff Canmore's businesses in the future could provide a useful estimation of the potential for a housing shortfall in the community.
8. Information on the total debt loads and debt per capita of Canmore residents would be useful to help determine the impact of high real estate prices on personal and household debt levels.
9. The addition of housing needs assessment questions to the Canmore Census could be useful to explore the question of affordability. Potential questions include those addressing housing expenses as a percent of household income, and clarifying the "in core housing need" numbers for ownership housing.

10. Since Canmore has a fixed land base and is heading towards an eventual build-out, it would be useful to better understand the potential impacts of this scenario on the commercial and residential sector and the implications for mill rates, taxes, and municipal revenues.
11. Some emphasis still needs to be placed on encouraging commercial development, to ensure that tax burdens are not unduly shifted to the residential sector.
12. Special events play an important role in Canmore's economy, providing an economic stimulus and increasing the community's profile nationally and internationally. This indicator should be tracked over time to help to provide a better understanding of the role and impact of special events.
13. The non-permanent population and traditional tourists are both important components of Canmore's economy. It is important to better understand the roles of the non-permanent population and tourism in terms of how they differ, what their impacts are, and to understand their differences and similarities.
14. It would be useful to have a larger sample size for occupancy rates for all types of hotel/vacation units (including those that are privately rented separate from commercially run rental pools).
15. Tourist and vacation homes are a major part of Canmore's economy with impacts on many facets of the town. A better understanding of what is driving these trends, and what challenges/opportunities they create for the community is required.
16. Redevelopment is also a major segment of the construction industry. Tracking development vs. redevelopment will become increasingly important as Canmore approaches build-out and the rate of new construction decreases.

Environmental

1. Education should continue on actions that improve air quality such as anti-idling, carpooling, alternative fuels and alternative means of transport.
2. The Town of Canmore should continue with its efforts to reduce water system leakages as well as support public awareness initiatives for water conservation.
3. It is important to ensure that there is a clearly marked and interconnected system of commuter pathways/routes to facilitate walking and bicycle commuting in Canmore. The Transportation Master Plan identified both the crossings of the highway and railway as deficiencies in the existing network.
4. There is a need to address the increase in solid waste landfilled per capita. This is moving in the opposite direction of reduced targets recommended by the Solid Waste Action Plan approved by Council in 2003. In particular, efforts should be undertaken to reduce the high volume of construction waste, to help reduce the dry waste quantities.
5. The SWAP goals should be re-examined and perhaps separated into two different waste reduction goals: 1) Residential waste; and 2) CRD waste. Residential waste and CRD waste are essentially two separate streams, with the actions of individual residents having little impact on the actions of the construction industry and vice versa.

6. Continue working towards a regional solution for organic waste.
7. Continue to promote the 3 R's in the community and develop solutions to reduce the amount of waste generated and landfilled by residents.
8. The Town of Canmore's planned recalculation of GHG emissions in 2007 is extremely important as it will allow updates and comparisons to the previously collected 2000 data.
9. Decisions regarding the status of isolated portions of private land and unresolved wildlife corridor alignments need to be made before further development towards Deadman's Flats and Wind Valley progresses.
10. Given the continuing growth and development of Canmore, analysis should be undertaken to determine the extent to which Bow Valley wildlife corridors are functional for multiple species. There is a need for continued monitoring to determine the number of species using corridors, and the level and frequency of use by wildlife.
11. Continued public education about the effects of human use in wildlife corridors and promotion of human/wildlife safety is required.
12. There is a need to continue to educate the public and to monitor the number and type of bear incidents associated with attractants including garbage, birdfeeders, and golf course vegetation.
13. Resolution is required on the issue of commercial bear bins meeting the Town's standards for bear-proofing.
14. Natural food attractants (such as berries) should be managed in areas where there is a high potential for human-bear conflict.
15. It is important to continue existing wildfire initiatives such as public education and fuel modification programs. There should also be connections with other programs such as those targeting forest health, and wildlife safety.
16. Continuing programs like the Bow Valley WildSmart Community Program, and the bear shepherding program will help reduce the risk of negative wildlife/human conflicts in the Bow Valley.
17. For a better understanding of aquatic ecology in the Bow River it would be useful to have current water quality data and benthic invertebrate surveys.

DEMOGRAPHIC INDICATORS

The following Goals and Criteria are Foundational Values for Canmore as described in the 2006 document *Mining the Future: A Vision for Canmore*. They pertain to both the Demographic Indicators and Social Indicators sections of this document.

Social Fabric

Goals

As citizens of Canmore, we believe the following goals must be actively and tirelessly pursued if we are to realize our Vision. As a community, we must:

1. Acknowledge and strengthen our social connections and manage the pressure that will be placed on them over time
2. Recognize and strengthen Canmore as a diverse, inclusive community, integrating residents of all ages, income levels and skills
3. Meet the needs and aspirations of permanent residents while integrating new full and part time residents
4. Ensure all citizens have access to basic levels of safe, secure, affordable and appropriate shelter
5. Encourage and support a broad range of community activities and programs
6. Support the growing community interest in wellness, which encourages personal responsibility and community engagement

Criteria

Decisions consistent with the following criteria will help us move toward achieving our goals. Accordingly, will the decision to be made . . .

1. Contribute to a dynamic, well-stratified demographic profile
2. Provide basic social services for all citizens
3. Ensure cooperation by community services, education and health authorities, and faith communities
4. Ensure access to support and services within the community for people with special needs
5. Provide a mix of affordable housing options for all who require it
6. Ensure the design of physical facilities and activities that encourage people to come together (pedestrian areas, trails, meeting places in new developments)

Trends

In 2006, Canmore's total combined population of permanent and non-permanent residents was 16,417. From 2003-2006 Canmore's permanent population has been relatively stable at approximately 11,500 residents. Population turnover remains high, however trends are now indicating that there is an increasing proportion of long-term residents in the community. As of the 2006 census, there was only a net population gain of 157 people (1.4%), with 1,478 residents (12.7%) moving to Canmore in the past year, and 1,321 people (11.4%) leaving Canmore in the last year. This rate of population turnover has remained relatively stable since 2000. This turnover rate has implications for planning in many sectors including staffing, housing, childcare and schooling.

While the permanent population numbers are stabilizing, the growth rate of the non-permanent population is increasing dramatically. In 2006, the non-permanent population reached 4,818, an increase of 1,028 from 2005. The growth rate of the non-permanent population averaged 18.6% a year between 2003 and 2005, increasing to 27.1% from 2005 to 2006. In 1995, non-permanent residents were 13.1% of the total population, by 2005 they represented 24.9% of the total population, and 29.3% in 2006. To date, there is little information regarding the non-permanent population and their activities and needs for services. As the non-permanent population grows, this information will become more and more useful. Some of these issues will be addressed by a survey of Canmore's non-permanent population which is currently underway.

The age profile of Canmore is shifting to an older demographic. The proportion of children age 14 and younger has decreased from 24.1% of the population in 1995 to 15.3% in 2006. During this same period, adults aged 45-64 increased from 14.8% to 24.6% of the total population.

Since 1995, the number of total dwelling units in Canmore has more than doubled, from 3,604 in 1995 to 7,551 in 2006. The proportion of single family homes has decreased from 54.9% in 1995 to 40.7% in 2006. There has been a corresponding increase in the proportion of multi-family dwelling units as townhouses have increased from 17.5% to 24.6% and apartments have increased from 7.8% to 17.6%.

The number of dwellings under construction each year continues to rise, while the proportion of homes owned by the permanent population decreases. While the proportion of homes owned by the permanent population was constant at approximately 55 percent between 1993 and 1997, it had dropped to 40.5% in 2006. In 2006, non-permanent residents occupied 29.4% of all dwelling units (excluding units that were vacant or under construction).

Introduction

The eight key indicator categories 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. Permanent Population: Length of Residency, Migration and Growth Rate
2. Permanent Population: Age Structure
3. Non-Permanent Population

Housing

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

Household

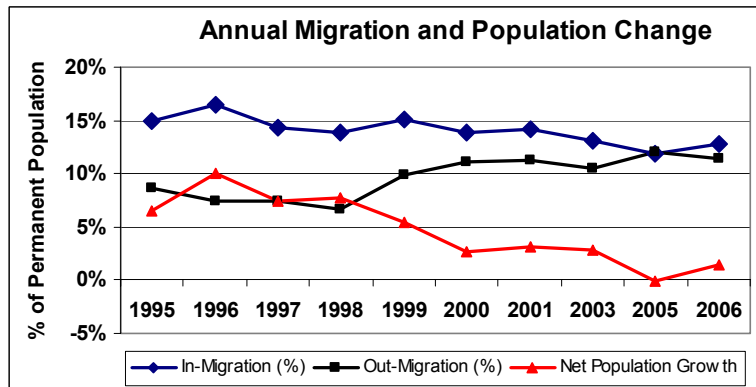
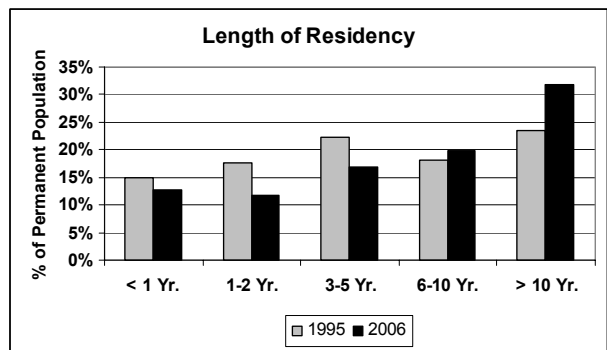
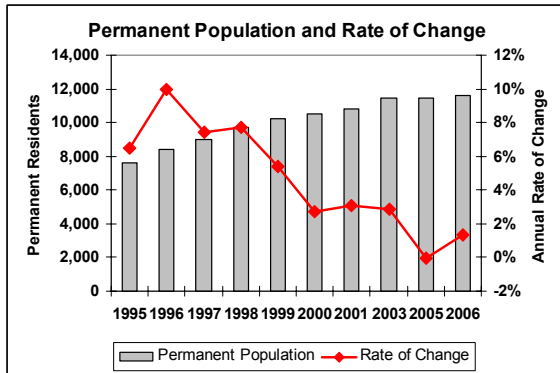
7. Family Composition

Diversity

8. Mother Tongue, Immigration and Cultural Diversity

1. Permanent Population: Length of Residency, Migration and Growth Rate

An important goal for Canmore is to “meet the needs and aspirations of permanent residents while integrating new full and part time residents” (Mining the Future: A Vision for Canmore 2006). The Town of Canmore’s total population is divided into two components: permanent and non-permanent. The permanent population are the “usual” residents of the town: those for whom Canmore is their primary residence. The non-permanent population are those who own a second home or property in Canmore. They maintain a primary residence elsewhere, but may spend weekends or even longer periods at their property in Canmore. 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 and the changing composition of its population will be a factor in the health of this community, and result in changing infrastructure and community service needs. Other important indicators of community health include the length of residency in the community, migration, and population turnover. The following measurements include the permanent population numbers only. The non-permanent population will be discussed in the section following the permanent population section.



Source: Canmore Census

Note: The Canmore Census was not conducted in 2002 or 2004. 2003 and 2004 rates were estimated at 50% of the 2-year growth rate.

Threshold: Population change and migration relative to the total for Alberta.

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.

Observations:

1. For the purposes of the Canmore Census, the definition of “permanent resident” is expanded to include the usual residents of the municipality, and anyone who has been resident at least 15 days, and is employed at the time of the census.
2. From 2003-2006 Canmore’s permanent population has been relatively stable at approximately 11,500 residents. It reached 11,599 in 2006, an increase of 0.7% or 79 people from 2005. From 2003 to 2005 the permanent population actually decreased by 16 people.
3. The growth of Canmore's permanent population has slowed since the 1990's, when growth rates peaked at 10.0% in 1996. By 1999 the annual growth rate was 5.4% and had decreased to 2.8% by 2003. There was a slight decline in permanent population between 2003 and 2005, followed by a modest increase of 1.4% in 2006. In comparison, the growth rate for Canada from July 1st 2005 to 2006 was 1.0%. For Alberta the growth rate was 3.0%.
4. The average annual growth rate for the 7 years from 1993-1999 was 7.8% (a 54.6% total increase). For the period 2000-2006 the average annual growth rate was 1.5% (a 10.3% total increase).
5. Population turnover continues to be high, however trends are now indicating that there is an increasing proportion of long-term residents in the community. As of the 2006 census, there was only a net population gain of 157 people (1.4%), with 1,478 residents (12.7%) moving to Canmore in the past year, and 1,321 people (11.4%) leaving Canmore in the last year. This rate of population turnover has remained relatively stable since 2000.
6. Since 1999, in-migration (as a percent of permanent population) has been trending downwards, while out-migration has been trending upwards. In-migration reached a high of 16.5% in 1996, while out-migration rose to a high of 12.0% in 2005. In 2005, the trend lines converged and out-migration slightly exceeded in-migration (12.0% vs. 11.9%). By 2006 in-migration (12.7%) was once again higher than out-migration (11.4%). For comparison, Alberta’s in-migration rate in 2005 was 3.6% of total population, with an out-migration rate of 1.9%.

Interpretation:

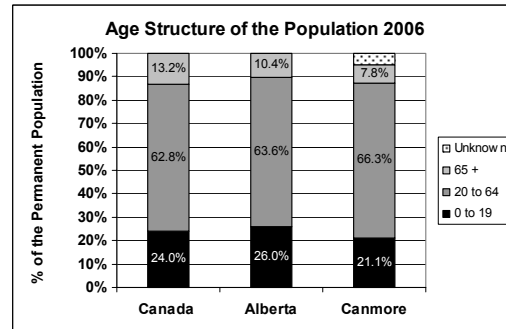
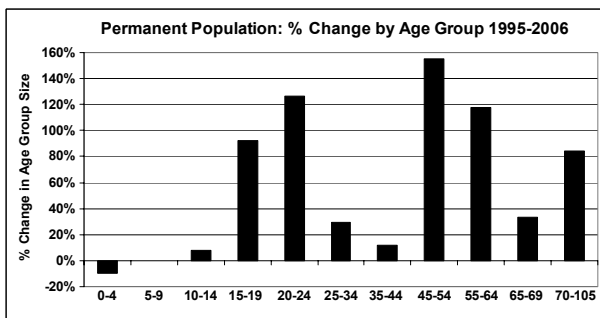
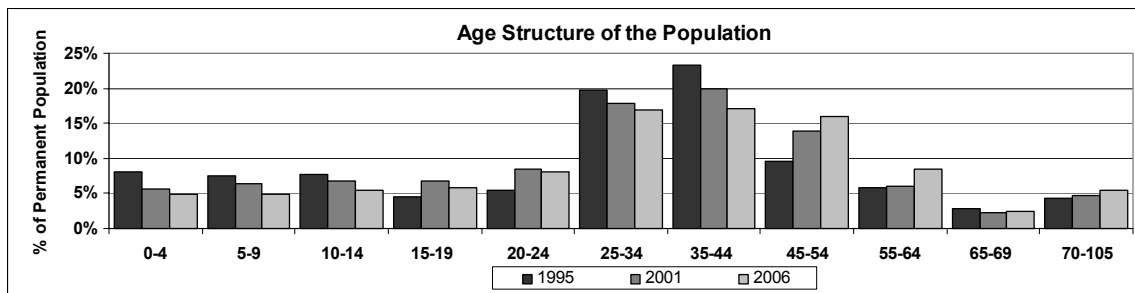
1. Although Canmore's rapid growth rate has slowed over the last 5 years, population turnover remains a factor, with implication for planning in many sectors including staffing, housing, childcare and schooling. Effects of this population turnover on community stability, volunteerism, and the effects of migration on children also need to be considered.
2. While migration rates and population turnover remain high, the trend towards increasing length of residency amongst a proportion of the population is a positive trend for community stability and could result in greater community stability and participation.
3. Some of the turnover may be due to transient and mobile workers who come here on a seasonal or short-term basis. It may also be due to the increasing housing prices, which reduces affordability for many individuals and families.

Recommendations:

1. It would be useful to know the reasons why people are leaving the valley (e.g. housing prices, employment options, services, etc.) and who they are (e.g. do they have school age children), even though this data would be difficult to collect.
2. A detailed analysis of the complete municipal census data could provide valuable insights into Canmore's demographic changes. Analysis of the census data would allow cross-correlation of an assortment of variables such as length of residence or migration relative to age bracket.

2. Permanent Population: Age Structure

The age structure of the permanent 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. It is important to “contribute to a dynamic, well-stratified demographic profile” and to “recognize and strengthen Canmore as a diverse, inclusive community, integrating residents of all ages, income levels and skills” (Mining the Future: A Vision for Canmore 2006).



Source: Canmore Census

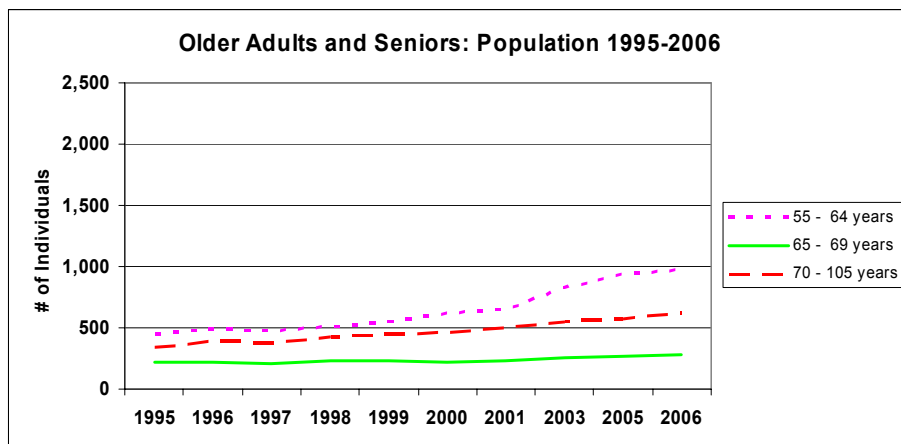
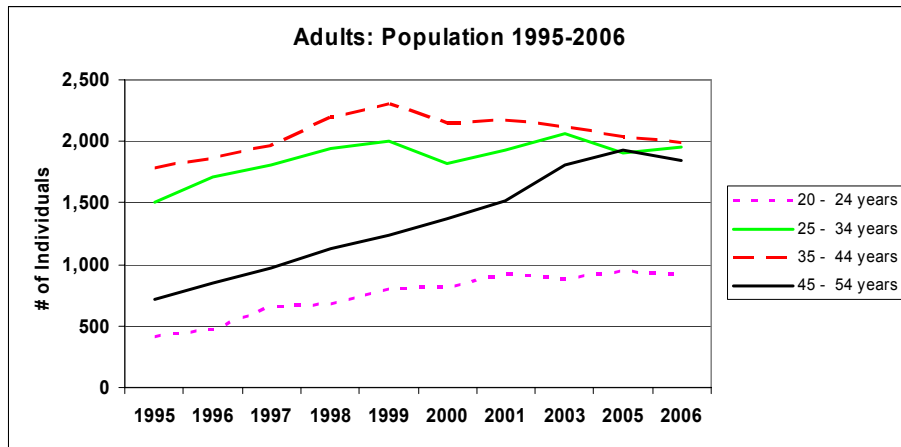
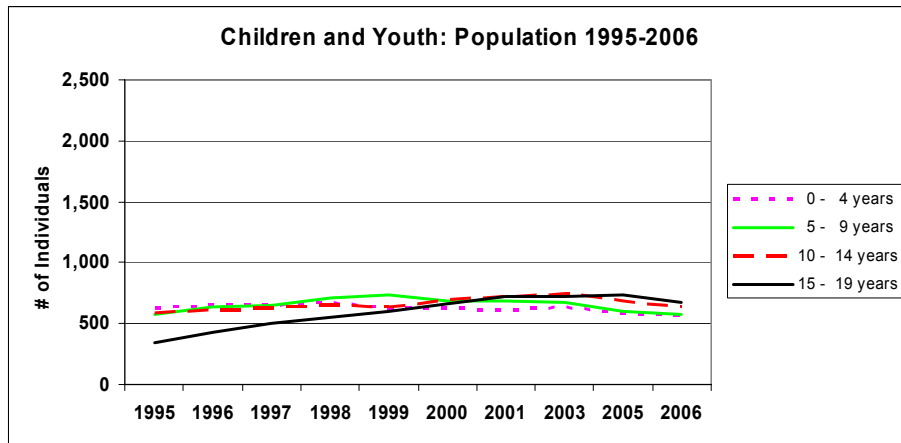
Source: 2006 Census of Canada and 2006 Canmore Census

Observations:

1. Relative to 1995, there are 66 fewer children under age 4, and 33 less children age 5-9. Children aged 10-14 increased by 79 individuals. As a percent of the population, the proportion of children age 14 and younger has decreased from 24.1% to 15.3%. The population of children trended generally upwards until 2001, from 2001 to 2006 the number of children under 14 decreased by 265 or 15.0%.
2. The number of youth aged 15 to 19 increased by 304 or 71.2% from 1995 to 2006.
3. From 1995 to 2006, the number of adults aged 45-54 and 55-64 increased by 155.4% and 117.6% respectively. As a percent of the population these two groups increased from 14.8% to 24.6% of the total population.
4. The general trend in the age structure of the population is towards a decrease in the proportion of children under the age of 14 and adults aged 25-44, with an increase in

the proportion of adults aged 20-24, and 45 and older. The decrease in children and increase in older adults has intensified since 2001.

- In 2006, relative to the demographics of Alberta and Canada, Canmore has a lower proportion of seniors and of youth. Youth aged 0 - 19 represented 21.1% of Canmore's permanent population in 2006 (compared to 24.0% in Canada, and 26.0% in Alberta). Seniors were only 7.8% of the population, compared to 13.2% in Canada, and 10.4% in Alberta.



Source: Canmore Census

Interpretation:

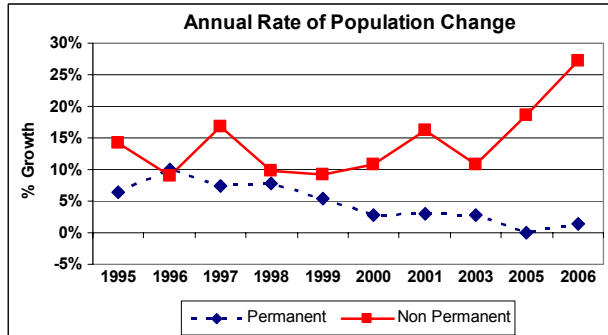
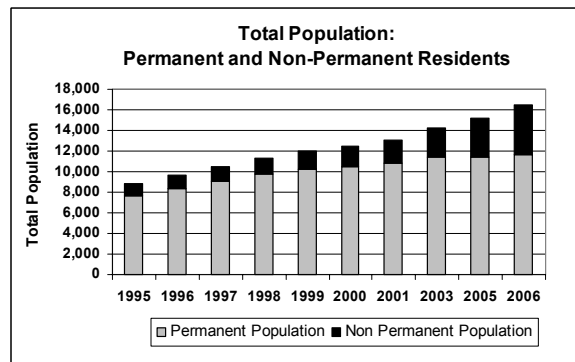
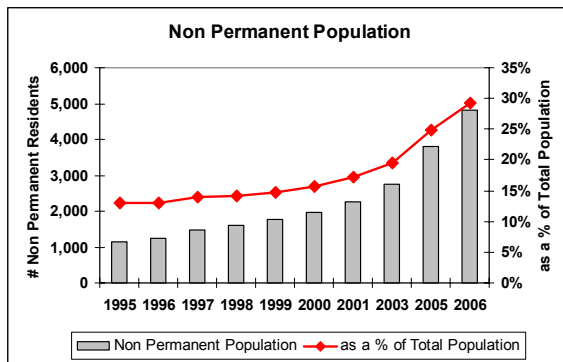
1. The decrease in the proportion of children and the increase in the 45-64 year old categories demonstrate that the demographic profile of the community is shifting. It is important to remember that there is a general trend in Canadian society towards an older population, as a large contingent of “Baby Boomers” enters their 60’s. While there has only been a limited amount of data released at this time from the Census of Canada, it appears that in spite of the shifting age structure of Canmore’s population the community still has a lower proportion of seniors than society in general.
2. As the age structure trends of Canmore’s population continue there will be a considerable impact on community services and facilities. If current trends continue there will be an increasing number of older adults and seniors, and fewer children and youth. This will have implications for programs and facilities in many sectors such as recreation and health care.
3. Housing prices and lack of childcare opportunities in Canmore may affect the age structure and demographic profile as it becomes more difficult for families with children to find affordable accommodation and/or appropriate childcare.

Recommendation:

Canmore’s Vision states that a Goal is to integrate residents of all ages. To meet that goal, Canmore must “make decisions that contribute to a dynamic, well-stratified demographic profile”. The age structure of Canmore’s population is changing towards an older population. To ensure a dynamic, well stratified demographic profile, Canmore will need to impact change through mitigation strategies rather than just move with the trend.

3. Non-Permanent Population

Canmore's goals not only include meeting the needs and aspirations of permanent residents, but also to integrate new full and part time residents (Mining the Future: A Vision for Canmore 2006). Canmore is a popular destination for weekend residents and second home buyers, who reside in the town on a part-time basis. This non-permanent population is becoming an increasingly larger proportion of the total population. 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 growing component of the population.



Note: The Canmore Census was not conducted in 2002 or 2004. 2003 and 2005 growth rates were estimated at 50% of the 2-year growth rate.

Observations:

1. The non-permanent population increased by 1,027 between 2003 and 2005 (an average annual increase of 514). In 2006 the non-permanent population reached 4,818, an increase of 1,028 from 2005. The growth rate of the non-permanent population averaged 18.6% a year between 2003 and 2005, increasing to 27.1% from 2005 to 2006.
2. In 1995 non-permanent residents were 13.1% of the total population, by 2005 they represented 24.9% of the total population, and 29.3% in 2006.

Community Initiatives:

1. A study is currently exploring non-permanent population issues. The study, *Present Extent and Impacts of Foreign Residential Ownership in Canmore*, is currently being undertaken by Mount Royal College (with support from the Town of Canmore).
2. The GEOIDE project is a Town of Canmore/University of Calgary initiative, which provides a map-based graphical representation of the Canmore census. This allows for neighbourhood comparisons of specific census data variables.

Interpretation:

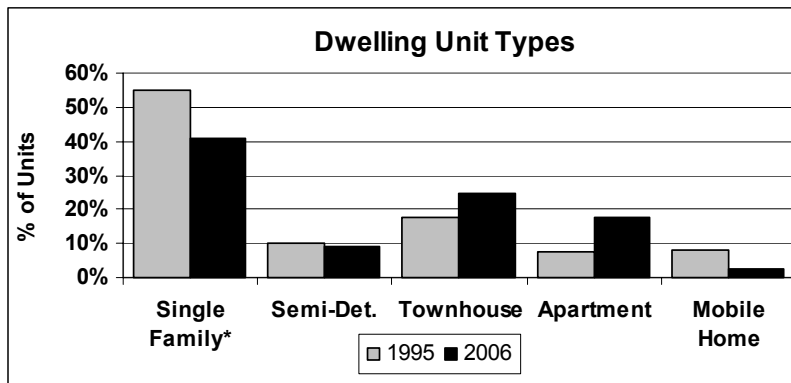
1. To date, there is little information regarding the non-permanent population and their activities and needs for services. As the non-permanent population grows, this information will become more and more useful. Some of these issues will be addressed by the non-permanent population survey which is currently underway.
2. 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. There is the potential for a large number of the non-permanent home owners to retire in Canmore, which would dramatically change the proportion of permanent/non-permanent population.
4. The increase in the proportion of non-permanent residents has implications for business services and retail as they adjust to meet this change in demand.
5. There is also a corresponding impact on services, as weekend and holiday total population increases create staffing challenges for many services such as policing, ambulance, and fire department.

Recommendation:

There is an ongoing need for data on the non-permanent population and their activities and needs for services. Additional information regarding the intentions of the non-permanent residents would also be useful, such as what proportion is planning to retire to Canmore or become permanent residents here.

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. An important goal for the community is to “ensure all citizens have access to basic levels of safe, secure, affordable and appropriate shelter” (Mining the Future: A Vision for Canmore 2006).



Source: Canmore Census

Observations:

1. In 2006 there were a total of 7,551 total dwelling units in Canmore, up from 7,072 in 2005, and 3,604 in 1995.
2. The proportion of single family homes has decreased from 54.9% in 1995 to 40.7% in 2006. The proportion of mobile homes has also decreased from 8.1% to 2.8%. There has been a corresponding increase in the proportion of multi-family dwelling units as townhouses have increased from 17.5% to 24.6% and apartments have increased from 7.8% to 17.6%. By comparison, in Banff single family homes accounted for only 12.4% of total units, while apartments were 46.0% of the total (Census of Banff, 2005).
3. Two new categories were added to the 2003 Canmore Census (Single Family with Suite and Accessory Suite) to better account for persons dwelling in suites that are part of a larger dwelling unit. In 2006 these two new categories housed 4.4% and 4.6% respectively, of the permanent population.

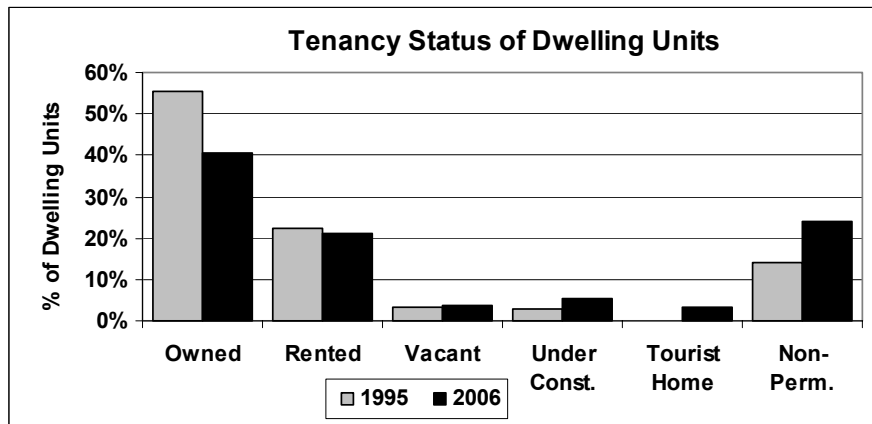
Interpretation:

1. The decreasing proportion of single family homes as well as their associated increase in cost could deter mid-career professionals and their families from living or staying in Canmore.
2. Many new units being built are being targeted directly at the non-permanent market, affecting housing options for the permanent population.

3. 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.
4. Along with rising purchase costs, property management costs for condominiums must also be factored in when determining affordability.
5. 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.

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

Definitions:

Owned: owned and occupied by a permanent resident(s).

Rented: rented and occupied by a permanent resident(s).

Non-Permanent: owned and occupied (on a part-time basis) by a non-permanent resident(s) who maintains a primary residence in another community.

Observations:

1. From 1995 to 2006, the total number of dwelling units in Canmore increased by 109.5%, from 3,604 to 7,551. By comparison, during this time the permanent population increased by 52.0%.
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. Beginning in 2001 the rate of construction increased considerably. As of 2006, there were 404 units under construction at the time of the census.
3. The proportion of homes owned by the permanent population was consistently around 55% between 1993 and 1997. It fell below 50 percent (49.6%) in 2001 and dropped to 40.5% in 2006. By comparison 71.6% of all dwelling units in Calgary (Census of Calgary, 2006) and 28.5% of all dwelling units in Banff (Census of Banff, 2005) were owner occupied.
4. In 1995, 15.4% of dwelling units (excluding those that were vacant or under construction) were occupied by non-permanent residents. This proportion had reached new highs of 25.4% in 2005, and 27.1% in 2006.

5. From 2005 to 2006 a total of 479 new dwelling units were constructed. However the total number of units owned by permanent residents had a net increase of only 42 units during this same period.
6. In 2003 the category of “tourist home” was added to the census. In 2003 tourist homes accounted for 0.9% of all dwelling units, this increased to 3.5% in 2006.

Interpretation:

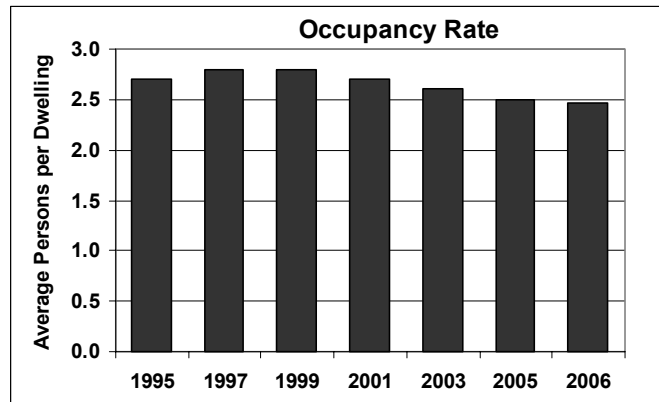
The decreasing proportion of the total dwelling units owned by the permanent population has important implications for the demographic profile, social needs, and economic base of the community.

Recommendations:

1. A survey of the community regarding residents’ intentions for migration and their reasons for leaving could help better understand the high levels of out-migration. Additionally, more information on the demographics and characteristics of the non-permanent population would be useful.
2. It would also be useful to determine if available rental unit types meet the demand in the community.

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. Reductions in occupancy rates can also reflect a changing community demographic, such as a reduction in the number of families in a community.



Source: Canmore Census

Observations:

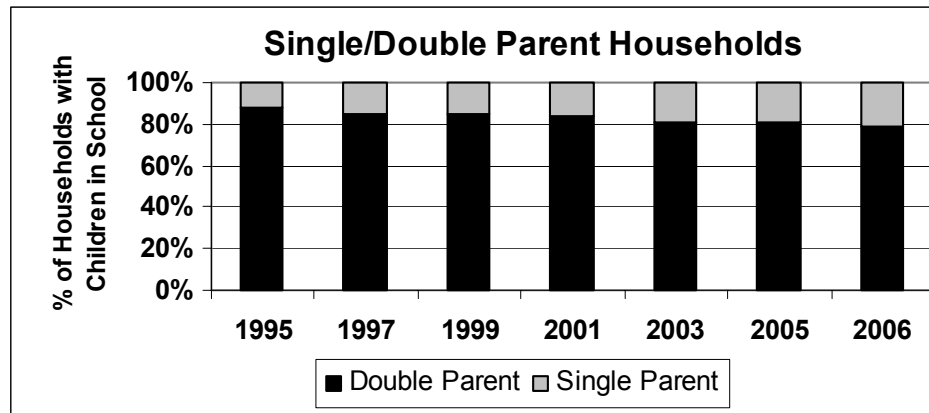
1. From 1995 to 2001 occupancy rates in single family dwellings averaged 3.0 persons per unit, but by 2006 they had declined to 2.8 persons per unit. Occupancy rates in townhouses, mobile homes, and apartments followed a similar trend. Occupancy rates in semi-detached homes remained at 2.5 or 2.6 persons per unit during the 1995-2006 period.
2. Overall occupancy rates were 2.7 or 2.8 persons per unit from 1995-2001, and had declined to 2.5 persons per unit by 2006.

Interpretation:

1. The decrease in average occupancy rate likely relates (in part) to the change in the age structure of Canmore's population and may relate to decreasing numbers of families with children. The occupancy rate will likely continue to decrease if the percent of children in the population continues to decrease.
2. Another factor to be considered is occupancy levels among unrelated individuals. The RCMP report seeing a decrease in reports of overcrowding in apartments. It seems people are choosing to leave Canmore, instead of living in overcrowded situations.
3. Occupancy rates are an important component of the overall housing situation, but alone do not give an indication if housing is safe or if it is affordable and appropriate which are described as goals in the Canmore visioning document.

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/lone parent families, or families with an above average number of dependent children. Typically, families with a single/lone parent have been found to be most in need of social and economic support services.



Source: Canmore Census

Threshold: The proportion of single parent households in Alberta and Canada.

Observations:

1. From 1995 to 2006 the percentage of double parent households with children in school has declined from 87.5% to 79.0%. The proportion of single parent households has increased from 12.6% to 21.0%.
2. The number of children in school from single parent households has increased from 213 in 1995 to 369 in 2006.
3. 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%). Updated comparison statistics from the 2006 Census of Canada are not currently available. However there are 360 lone parent families reported in the 2004 Revenue Canada Taxfiler data. This represents 11.7% of all families in Canmore (compared to 16.2% in Canada and 15.3% in Alberta).
4. The apparent difference between the Census of Canmore and Statistics Canada data can be accounted for by differences in census definitions and methodology. 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).

5. Between 1996 and 2001 Statistics Canada changed the definition of lone parent family, while the Census of Canada reports a 15.3% increase in lone parent families, the conceptual change accounts for 10.1% of the difference, with the real increase being 5.2% (Statistics Canada, 2001 Community Profiles).

Community Initiatives:

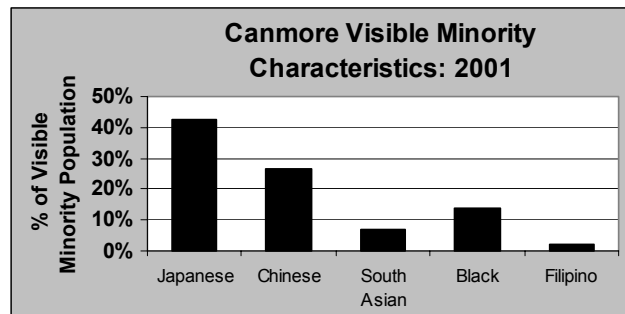
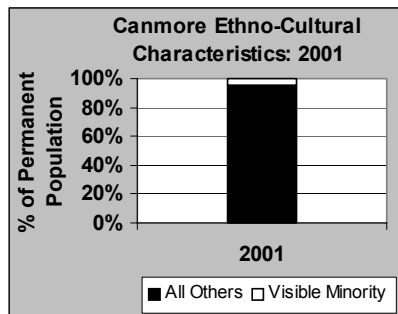
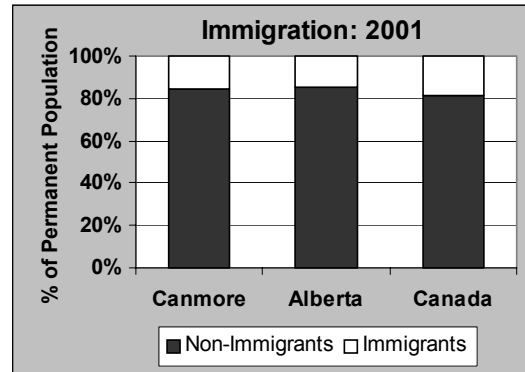
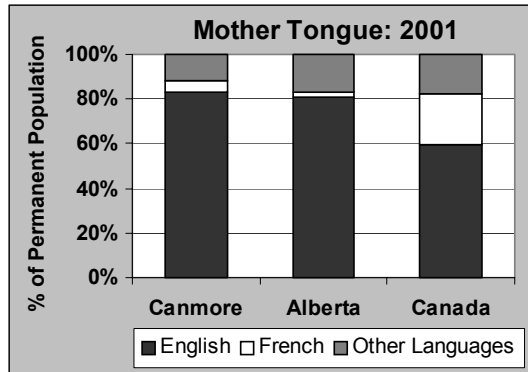
1. The Town of Canmore's Family and Community Support Services (FCSS) offers bi-annual *Parenting After Separation* workshops that are a legal requirement for divorce and or separation in Alberta.
2. FCSS also offers the Rainbows program which is a series of workshops for parents and child who are transitioning through divorce or separation.
3. The Bow Valley Parent Link Centres in both Banff and Canmore offer places where parents can feel supported and receive the information and resources they need.

Interpretation:

Canmore's increasing proportion of single parent families and increasing proportion of children of single parent families as well as the high participation rate in the job market, suggest a need to understand changing demands on support services in the community. There is only one licensed day-care facility in Canmore, which typically has 40 or more children on its wait list, suggesting this need is not being met. The increase of lone parent families in Canmore mirrors similar trends across Canada. It is also important to note that across Canada, lone parent families headed by women comprise a disproportionate share of all children living in a low-income situation in Canada (Statistics Canada: The Daily, March 7, 2006).

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. Updated information on these indicators will be available when the complete 2006 Census of Canada is released.



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.

Community Initiatives:

1. The Canmore Resource and Business Directory now includes a French services section.
2. In Canmore, French preschool is available, as is French Catholic schooling from kindergarten to grade 6.
3. A French resource centre has been established.

Interpretation:

There will be an increasing need for services in French (and other languages) if these trends continue. As seen above, these services are already beginning to develop.

SOCIAL INDICATORS

The following Goals and Criteria are Foundational Values for Canmore as described in the 2006 document *Mining the Future: A Vision for Canmore*. They pertain to both the Demographic Indicators and Social Indicators sections of this document.

Social Fabric

Goals

As citizens of Canmore, we believe the following goals must be actively and tirelessly pursued if we are to realize our Vision. As a community, we must:

1. Acknowledge and strengthen our social connections and manage the pressure that will be placed on them over time
2. Recognize and strengthen Canmore as a diverse, inclusive community, integrating residents of all ages, income levels and skills
3. Meet the needs and aspirations of permanent residents while integrating new full and part time residents
4. Ensure all citizens have access to basic levels of safe, secure, affordable and appropriate shelter
5. Encourage and support a broad range of community activities and programs
6. Support the growing community interest in wellness, which encourages personal responsibility and community engagement

Criteria

Decisions consistent with the following criteria will help us move toward achieving our goals. Accordingly, will the decision to be made . . .

1. Contribute to a dynamic, well-stratified demographic profile
2. Provide basic social services for all citizens
3. Ensure cooperation by community services, education and health authorities, and faith communities
4. Ensure access to support and services within the community for people with special needs
5. Provide a mix of affordable housing options for all who require it
6. Ensure the design of physical facilities and activities that encourage people to come together (pedestrian areas, trails, meeting places in new developments)

Trends

The majority of indicators in this section focus on the permanent population rather than the rapidly growing non-permanent population, which now comprises almost 30% of the total population of Canmore. As mentioned in the previous section, little is known about the demographics of the non-permanent population and its needs.

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. Canmore's library is as active, or more active, than nearby communities of similar sizes.

Food assistance programs such as the Bow Valley Christmas Food Hamper Program, the Food Bank Hamper Program and the Food for Learning Programs are presently meeting the demand from the community. The participation rates in these various food assistance programs suggest that there is a continued need for these services in Canmore.

Relative to Alberta or Canada as a whole, Canmore has a lower proportion of the population receiving social assistance payments, and a lower economic dependency on these payments. The lack of annual increases in many social assistance programs, combined with annual increases in the cost of living, make it increasingly difficult for people on social assistance to live in Canmore.

In Canmore, there are a relatively low number of students for the three operational school boards and one private school. The decreasing number of children in the public school system in Canmore combined with a Small Class Size Initiative introduced by the Alberta government in 2004, has largely resulted in class sizes meeting or falling below the maximum class size recommendations. Overall, adults in Canmore have attained higher levels of education than the averages for Alberta or Canada.

On a per capita basis, the crime rate against persons and property in Canmore has remained relatively stable since 1995. The rate of crimes against persons is similar to the average rates for Alberta and Canada. The rate of property crimes is higher than the averages for Alberta and Canada. These crimes are predominantly thefts under \$5,000.

There has been a steady annual increase in the number of individuals seeking domestic abuse assistance from the Bow Valley Victim Services Association (BVVSA). This increase may be as a result of more domestic abuse occurring in Canmore and/or the BVVSA becoming a more utilized community resource for victims of domestic abuse.

The Alberta Alcohol and Drug Abuse Commission (AADAC) continues to provide treatment, prevention, and information services relating to alcohol, drug, gambling, and tobacco use. The treatment rate per capita is slightly higher in Canmore than in Alberta as a whole.

The presence of an extended hours walk-in clinic in Canmore has assisted in alleviating the wait times and assisting patient flow for less urgent complaints, the acuity of patients presenting to the Canmore Emergency Room has increased. This has increased wait times during the busy times, because of the complexity of complaints. The wait list for continuing care has decreased significantly as there are now more opportunities for choices for continuing care. Canmore has access to a wide variety of specialists and family physicians and does not experience the same difficulty as many communities across Alberta in terms of access to medical services.

It continues to be difficult for individuals to stay in Canmore if they are socially or economically marginalized. Those with a low income, without a support network or without adequate childcare may not be able to afford to remain in Canmore. In order to better serve those in need in the community, Canmore needs information on who is leaving the community and why. With this knowledge, programs or strategies may be developed to enable people to stay in the community.

Introduction

Measuring the social "health" of a community is challenging because different members of the community perceive social health in many different ways. Canmore strives to be a "community that supports its diverse population with affordable housing, a strong and varied economy, a full array of social services, abundant open spaces and ample opportunities for recreation and artistic expression" (Mining the Future: A Vision for Canmore 2006). For the purposes of this report, eleven categories of 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.

Community Involvement

1. Volunteer Organizations
2. Library Facilities and Use

Education

3. Education of Children and Youth
4. Education Level of Adults

Social Needs

5. Responses to Food Needs
6. Child Welfare Investigations
7. Social Assistance

Public Safety

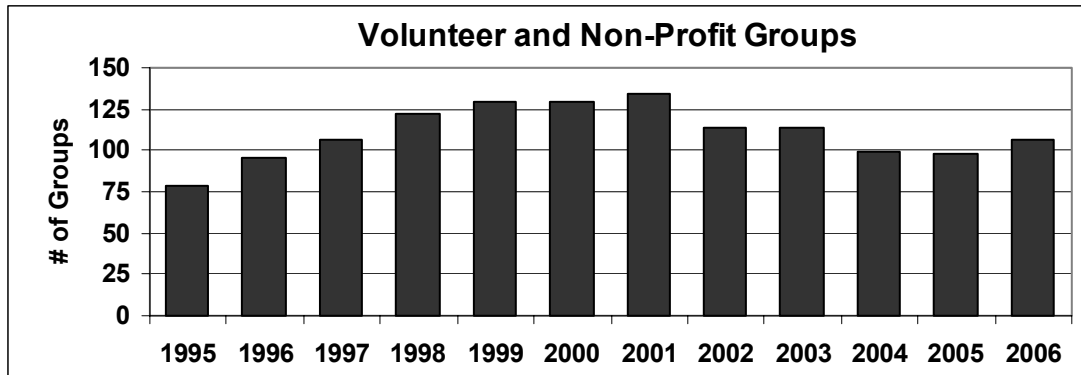
8. Crimes against Persons and Property
9. Domestic Violence

Health

10. Alcohol and Drug Use
11. 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. Only organizations based in Canmore are included.

Observations:

1. The number of volunteer and community organizations increased with the increasing population until 2001. In 2002 there was a drop in numbers due to the removal of for-profit listings from the service. Since that time, the number of organizations listed has fluctuated slightly, increasing from 98 in 2005 to 106 in 2006.
2. Based on estimates provided by the organizations listed in the Community Resource and Business Directory, the organizations listed received over 75,000 hours of volunteer assistance from 2,446 individuals (note: individuals may volunteer for multiple organizations and may be counted more than once, and not all organizations provided estimates on the number of volunteers or hours).
3. There is a wide range of volunteer and non-profit organizations in Canmore. The three most common organizations listed in 2006 are recreation and leisure organizations, human services and helping agencies, and churches and religious organizations.

Community Initiatives:

1. There is a “Not for Profit” information sharing network in the Town of Canmore’s Family and Community Support Services (FCSS) Resource Centre.
2. FCSS also helps recruit and refer volunteers to volunteer opportunities.
3. FCSS provides training on volunteer management through community workshops and noon hour lunch discussions.

Interpretation:

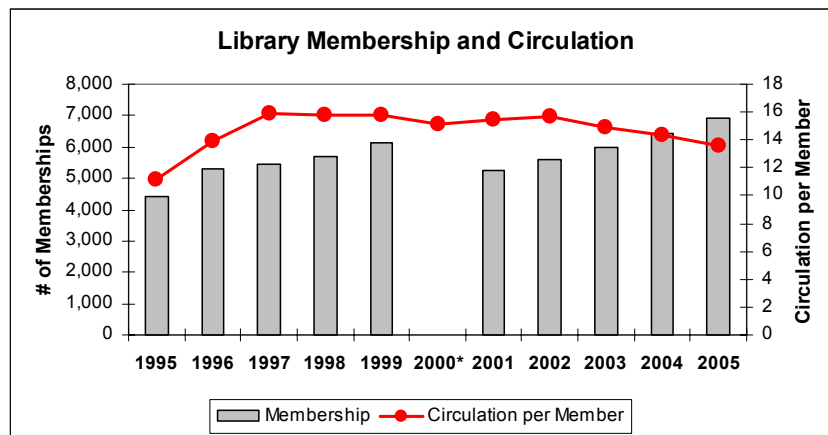
1. Canmore continues to have a wide range of volunteer and non-profit organizations. As expected, from 1995-2001 the number and variety of volunteer and non-profit organizations increased as Canmore grew. With the permanent population stabilizing in numbers and aging, it is unclear how this will impact the groups or volunteer commitment.
2. In 2002, due to the decision to remove any for-profit group listings, there was an apparent drop in the total number of organizations listed. As expected, the number of organizations fluctuates somewhat from year to year. These fluctuations are 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.
3. This is the first year of data collection for both the number of volunteer hours and the number of individuals. If data can be collected reliably, these could also prove to be useful. It would also be useful to track names of individuals, as it is suggested that individuals are volunteers in multiple organizations.

Recommendations:

1. Continue to track the number of volunteers and hours contributed through the Community Resource Directory.

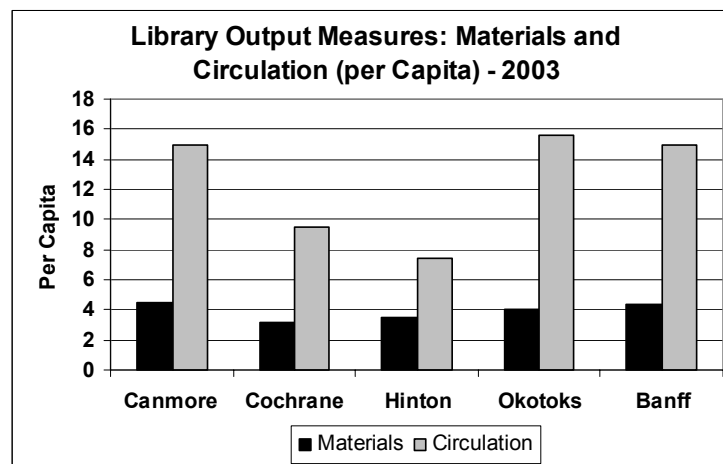
2. Library Facilities and Use

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



Source: Alberta Community Development, Public Library Statistics

Observations:

1. Since 2001, the number of people with library memberships (cards) has been rising steadily, even though since 2003 the permanent population has remained relatively stable. More than half the population of Canmore has a library card.

2. From 1997 to 2003, circulation of materials per capita (based on permanent population) remained fairly constant, ranging from an average of 15.1 to 15.9 materials per person per year. From 2003 to 2005 the circulation per capita decreased from 14.9 to 13.6.
3. The total number of materials circulated rose steadily from 1995 to 2003, and has decreased from a high of 175,021 in 2002 to 157,481 in 2005.
4. In 2003 (the most recent year for which comparison data is available), Canmore had 4.5 materials per capita, compared to 4.3 in Banff, 4.0 in Okotoks, 3.4 in Hinton, and 3.2 in Cochrane. Per capita circulation was lower than in Okotoks (15.6), but the same as Banff (14.9 for both). Cochrane and Hinton had circulations of 9.5 and 7.4 respectively.

Interpretation:

1. Library membership is increasing, with a growing percent of Canmore's population having library memberships (cards).
2. 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 as active, or more active, than nearby communities of similar sizes.
3. The Canmore Public Library is active in many other activities that are not included above, such as providing public internet access, interlibrary loan requests, various programs and general visits. The use of the online library system has dramatically increased the amount of interlibrary loans both to and from the Canmore library.

3. Education of Children and Youth

This section includes several measures of various aspects of formal education of children and youth. Included in this section is information on the local school boards, private school and home schooling. A major component of this section is Class Size, which is a province-wide indicator that is defined as the number of students in a class with a single teacher. This number does not include teacher assistants, teacher librarians, specialist teachers, or administrators and other educators who have classroom responsibilities.

(see next page for class sizes tables)

Observations:

1. There are now three school boards and one private school operating in Canmore.
2. Canadian Rockies Public Schools (CRPS) operates three schools in Canmore: Elizabeth Rummel Elementary School, Lawrence Grassi Middle School, and Canmore Collegiate High School. Enrollment in these three schools has decreased from 1,838.5 in 1999/00 to 1,476 in 2005/06 (a total decrease of -19.7%). At Canmore Collegiate, class sizes for all years from 2003 to 2006 were below the Alberta Commission on Learning recommendations. At Elizabeth Rummel, class sizes have averaged above the recommended level for the Kindergarten to Grade 3 category, and were above the recommended level for 4 to 6 in 2003/4, but have since dropped below the threshold. At Lawrence Grassi, average class sizes were above the threshold in 2003/4 but have since remained below the threshold.
3. Christ the Redeemer has one Canmore school, Our Lady of the Snows, which opened in 2001 with 76 students, increasing to 236 students in 2005/6 school year. For Kindergarten to Grade 3, average class sizes rose above the threshold in 2004/5, for grades 4 to 6 average class sizes increased in 2005/6, rising above the threshold. Grades 7 to 9 have had average class sizes below the threshold for all three years, while grades 10 to 12 have had average class sizes well below half the recommended limit.
4. Conseil Colaire Catholique Francophone Du Sud de L'Alberta has one French school in Canmore, Notre-Dame des Monts, which was established in 2002 with 16 students. In 2005/6 there were a total of 50 students. Average class sizes were well below the recommended threshold for both the 2004/5 and 2005/6 school years.
5. Mountain Gate Community School is a private Canmore school which had 40 students in 2002/3, 39 students in 2003/4, 17 students in 2005/6, and has 27 students in 2006/7. It offers pre-Kindergarten to grade 6. In 2006/7, class sizes range from 7-10 students.
6. Since 2002, there have been 10 or fewer children per year registered for home schooling within the Canadian Rockies School Division.
7. Although Canmore's population has increased from 7,632 in 1995 to 11,600 in 2006, the number of children aged 14 or less is actually slightly lower in 2006 than it was in 1995 (1,770 vs. 1,787).

Interpretation:

1. There are three operational school boards and one private school in Canmore. Two of these school boards have been established since 2001. Canmore has 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. Home schooling is another available option for parents, but it is not common in this school district.
2. The Alberta government has concluded that "...reducing class sizes goes a long way to laying a foundation for a positive learning environment". The Small Class Size Initiative introduced by the Alberta government in 2004, has focused on reductions in average class sizes to meet targets recommended by the Alberta Commission on Learning Recommendation. The decreasing number of children in the public school system in Canmore has also largely resulted in class sizes meeting or falling below the maximum class size recommendations

Recommendation:

Previously the Community Monitoring Report tracked achievement test results from the CRPS. With 3 school boards operational in Canmore, there is now an extensive reporting system of achievement test results from each of the schools (for both core and non-core subjects, and for multiple grades). These reports contain a substantial amount of information, which is simply too large and detailed to be included in the Community Monitoring Report. Developing a method to summarize these extensive achievement test results would be useful to track the overall trends in achievement test results for the 3 school boards.

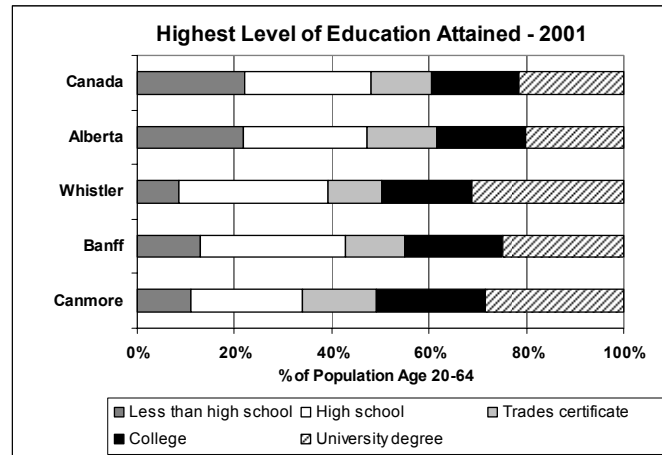
Class Sizes - Core Subjects	K to 3			4 to 6			7 to 9			10 to 12		
	2003/04	2004/05	2005/06	2003/04	2004/05	2005/06	2003/04	2004/05	2005/06	2003/04	2004/05	2005/06
Canmore Collegiate	n/a	n/a	n/a	n/a	n/a	n/a	24.6	20.6	20.4	25.9	20.5	25.4
Elizabeth Rummel School	22.3	19.9	19.9	25.2	20.4	20.0	n/a	n/a	n/a	n/a	n/a	n/a
Lawrence Grassi Middle School	n/a	n/a	n/a	26.2	22.5	22.3	26.8	19.8	23.7	n/a	n/a	n/a
Our Lady of the Snows	16.6	19.0	18.8	23.0	21.8	27.8	21.0	23.7	22.3	n/a	7.0	11.0
Notre-Dames des Monts	12.5	8.8	12.0	4.0	8.8	14.0	n/a	n/a	n/a	n/a	n/a	n/a
Alberta Commission on Learning Recommendation	17.0			23.0			25.0			27.0		

Class Sizes - All Subjects	K to 3			4 to 6			7 to 9			10 to 12		
	2003/04	2004/05	2005/06	2003/04	2004/05	2005/06	2003/04	2004/05	2005/06	2003/04	2004/05	2005/06
Canmore Collegiate	n/a	n/a	n/a	n/a	n/a	n/a	n/a	21.5	20.2	n/a	20.2	23.1
Elizabeth Rummel School	n/a	19.9	20.1	n/a	20.4	20.0	n/a	n/a	n/a	n/a	n/a	n/a
Lawrence Grassi Middle School	n/a	n/a	n/a	n/a	22.4	22.4	n/a	19.8	21.0	n/a	n/a	n/a
Our Lady of the Snows	16.6	19.0	18.8	23.0	21.8	27.8	21.0	23.7	22.3	n/a	7.0	11.0
Notre-Dames des Monts	n/a	10.5	12.0	n/a	8.8	14.1	n/a	n/a	n/a	n/a	n/a	n/a
Alberta Commission on Learning Recommendation	17.0			23.0			25.0			27.0		

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

4. 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*

*(Note: no updates are possible until the 2006 Census of Canada is released)

Observations:

1. The 1996 and 2001 Statistics Canada Community Profiles use different age brackets so the numbers are not directly comparable across census years. Data from the 2006 Census of Canada is not yet available.
2. In 2001, only 11.0% of those aged 20-64 in Canmore had not completed a high school education, many fewer than the average of 22.0% in Canada.
3. A total of 28.5% of adults aged 20-64 had completed university degrees, much higher than the average for Alberta (20.3%) and Canada (21.6%), but slightly lower than that for Whistler (31.2%).

Interpretation:

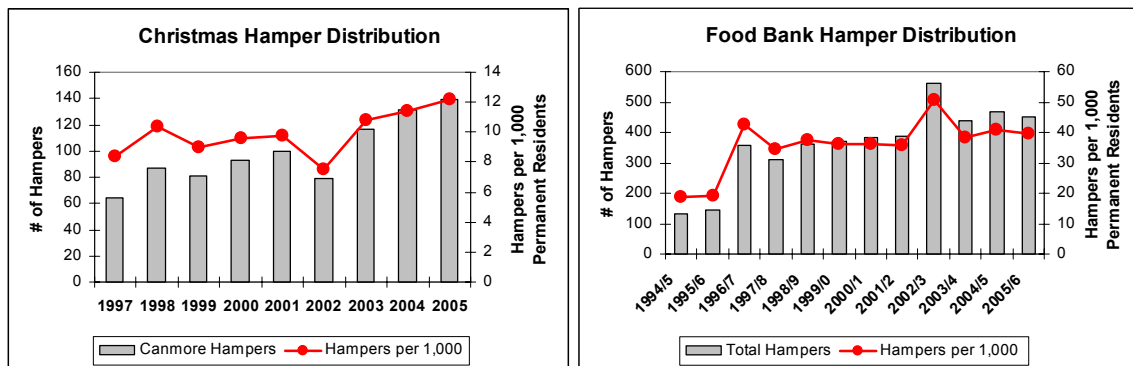
1. Overall, adults in Canmore have attained higher levels of education than the averages for Alberta or Canada.
2. Generally, people with a higher education have higher incomes. However this could also be one of the factors resulting in difficulty staffing entry level positions, as diversity in education levels and skill sets is required for staffing different ranges of jobs.

5. Responses to Food Need

There are various programs that respond to food need in Canmore including the Christmas and Food Bank Hamper Programs and the Food for Learning Programs. 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.

Food Bank hampers are given out to people who are having difficulties feeding themselves or their families. There are many reasons people request hampers 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.

There are several Food for Learning programs at Canmore schools that provide snacks and lunch or breakfast to children whose families are having difficulty providing adequate food for their child. Lawrence Grassi Middle School, Elizabeth Rummel Elementary School, and Our Lady of the Snows Catholic School all provide such programs. Families in need can self-identify or may be connected to the program by staff aware of the need. Food for Learning programs are supported by various means including by community and corporate donations, volunteers, the Bow Valley Food Bank and the Canadian Living Breakfast for Learning Foundation.



Source: Bow Valley Christmas Spirit Campaign & Bow Valley Food Bank (includes hampers in Canmore only)

Note: The permanent population for 1994, 2001, and 2003 was extrapolated assuming linear change between the previous and subsequent census years

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

Observations:

1. Christmas hamper distribution in Canmore has more than doubled from 64 in 1997 to 139 in 2005. In 2005, a total of 360 people in Canmore, were served by the Christmas Hamper program. Of these, 29 were recipients of Senior's Baskets. In 2005, an additional 91 Christmas hampers were distributed to residents of Morley.
2. The rate of Christmas hamper distribution has fluctuated from 8.4 hampers per 1,000 permanent residents in 1997, to a low of 7.5 in 2002. Since 2002 the rate of hamper distribution has been rising to its 2005 rate of 12.1 per 1,000 residents in 2005.
3. The Bow Valley Christmas Spirit Campaign (Canmore) has been able to meet requests for Christmas hampers with surplus money going to various community groups including the Bow Valley Food Bank.
4. The total number of Food Bank hampers distributed per year ranged from 132 in 1994/5 to a high of 563 in 2002/3, decreasing to 451 in 2005/6.
5. The total number of people served by the Food Bank ranged from 272 in 1994/5 to a high of 957 in 2002/3, dropping to 815 in 2005/6.
6. The rate of Food Bank hamper distribution (hampers per 1,000 permanent residents) reached a high of 50.5 in 2002/3, but decreased to 38.4 the following year, and has remained fairly stable since then.
7. In 2005/6, 95.2% of the Food Bank's clients were residents of Canmore and 49.7% of the Food Bank clients had lived in the valley for 1 year or less.
8. Only 1.0% of the Food Bank's clients in 2005/6 were age 65 or older, while 33.8% were age 25 or under.
9. The most common sector of employment for Food Bank clients in 2005/6 was the service industry (27.3%), followed by construction (14.5%). 15.3% were unemployed and 9.6% were working but had not been paid yet, at the time of their visit to the food bank.
10. The number of children helped through the Food for Learning Program varies throughout each year and between years. About 15 children per year are helped through the program at Elizabeth Rummel Elementary school with about the same number helped through the Lawrence Grassi program. Our Lady of the Snows has approximately 30 children involved in their Food for Learning Program.

Community Initiatives:

1. A Canmore Food Security Group has formed with the purpose of sharing information, exchanging ideas and collaborating on programs and resources, so that food security can be addressed in the community more efficiently.
2. Other community food need initiatives available in Canmore include a community garden, food co-ops, and the Meals on Wheels program.

Interpretation:

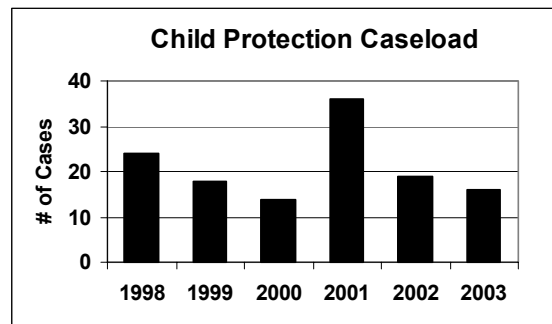
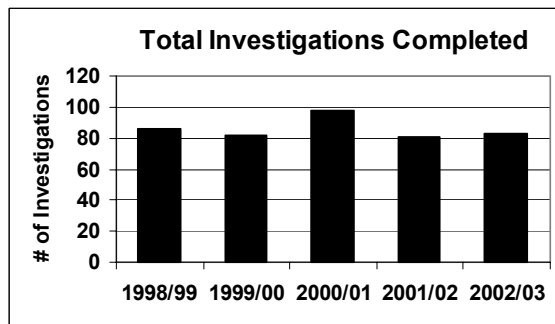
1. The Bow Valley Christmas hamper program, more than adequately supplies the demand for Christmas hampers, with surplus money goes to Bow Valley Food Bank and other community groups
2. At present, supply is meeting demand for the Food Bank Hamper service.
3. The Food for Learning Program is meeting the identified needs at the three schools in Canmore where it is being offered.
4. The participation rates in these various food programs suggest that there is a continued need in Canmore. They also suggest a disconnect between perception and reality, as people think of Canmore as an affluent community where everyone has substantial financial resources.

Recommendation:

As information from initiatives such as the food security group, community garden, co-operatives, or Meals on Wheels program becomes available it should be included in this report to give a more complete pictures of the demand for and responses to food need in the community.

6. Child Welfare Investigations

Child Welfare Investigations are one indicator of the health of a community's families. Child Welfare investigations are the result of a report of child abuse or neglect, where the risk to a child's safety has been assessed as high. Investigations determine if the report is substantiated or not. After an 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 and financial stress.



Source: Alberta Family and Social Services

Note: Community specific data is currently unavailable past 2003. Alberta Family and Social Services expect in the future to have their database restructured to permit community specific queries. The observations and interpretations for this indicator remain the same as per the 2003 Canmore Community Monitoring Report.

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.

Community Initiatives:

1. A Youth Partnership exists which includes all agencies in the Bow Valley who work with children and family. This networking group keeps abreast of changing trends, does peer mentoring and case conferencing and shares resources and expertise.
2. Canadian Rockies Public School Division offers annual workshops for families on parenting and community involvement.

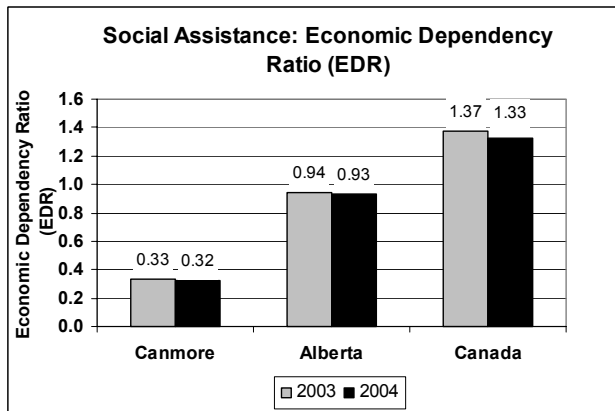
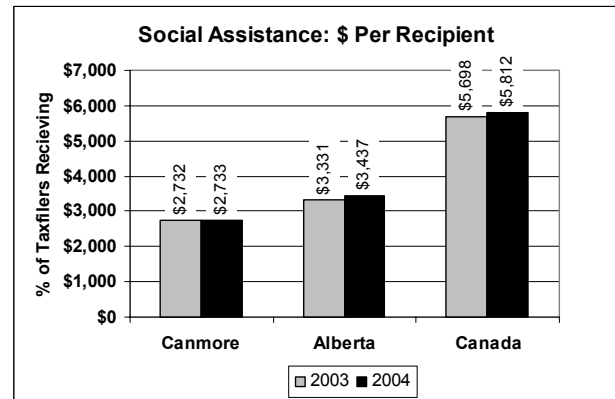
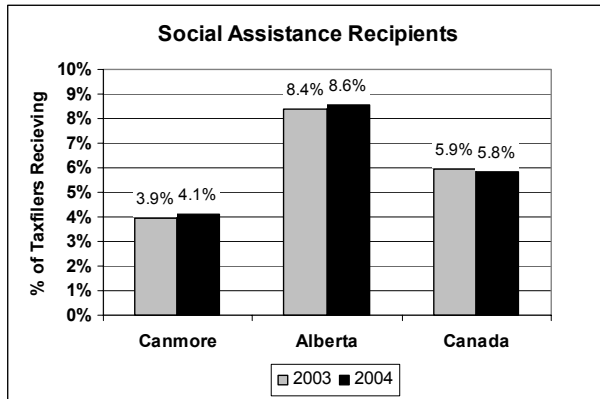
Interpretation:

From 1998 to 2003, 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. Data from 2004 onwards will be available in the future if Alberta Family and Social Services restructure their database accordingly.

7. Social Assistance

One criterion for moving towards Canmore’s community vision is to provide basic social services for all citizens (Mining the Future: A Vision for Canmore 2006). This social assistance indicator previously reported on “Income Support Caseloads” which was based on provincial income support programs (for the period from 1997 to 2002). Data specific to individual communities is no longer available for the period from 2003-2005, due to changes in data management methods. Therefore, this indicator has been replaced by the more inclusive measure of “Social Assistance” derived from Statistics Canada Taxfiler data. Social Assistance includes: “payments made in the year on the basis of a means, needs or income test (whether made by an organized charity or under a government program)”. (Statistics Canada: Economic Dependency Profile –User’s Guide).

Social assistance programs available to (but not limited to) qualifying individuals include: Assured Income for the Severely Handicapped (AISH), Personal Income Support Benefits (PSIB), Alberta Works Income Support Program, Alberta Adult Health Benefit (AAHB).



Source: Statistics Canada, 2003 & 2004 Taxfiler Data

Observations:

1. The mean monthly Alberta Works Income Support caseload in Canmore rose from 87 in 1997 to 124 in 2002. As a proportion of the population the caseload remained fairly stable representing 1.0% to 1.1% of the permanent population. The total caseload as of May 2006 was 47. Alberta Human Resources and Employment (AHRE) notes that over the past several years there has been a decrease in the unemployment rate and an increase in the number of people working. In addition, Income Support clients are now collecting benefits for shorter periods of time.
2. In 2003 there were 340 people reporting social assistance payments in Canmore, and 360 in 2004. A total of 200 seniors age 65+ reported receiving social assistance in 2004 (note: totals rounded to meet Statistics Canada confidentiality requirements).
3. A total of 4.1% of those filing taxes in Canmore reported receiving social assistance payments in 2004. This compares to 8.6% in Alberta and 5.8% in Canada. In addition, the average amount received by Canmore recipients was less than half that of the average all recipients in Canada (\$2,733 vs. \$5,812).
4. The relative importance of social assistance payments to a community can be expressed in terms of an Economic Dependency Ratio (EDR): “For a given area, the EDR is the ratio of transfer dollars to every \$100 of total employment income. For example, where a table shows an EDR of 12.1, it means that \$12.10 was received in transfer payments for every \$100 of employment income for that area” (Statistics Canada: Economic Dependency Profile–User’s Guide). The EDR for social assistance payments in Canmore was 0.32 in 2004, much lower than that in Alberta (0.93) or Canada (1.33).

Interpretation:

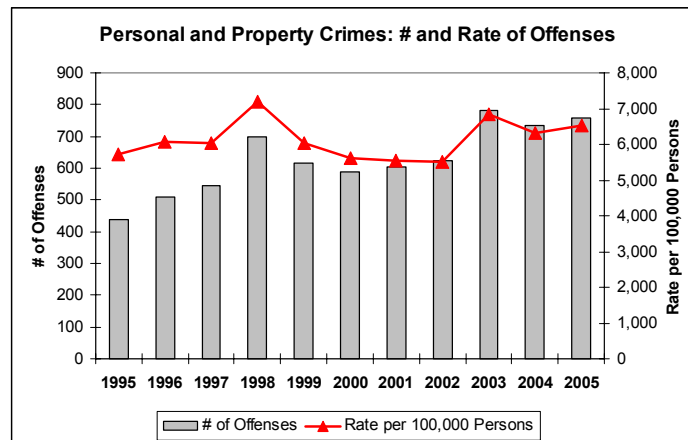
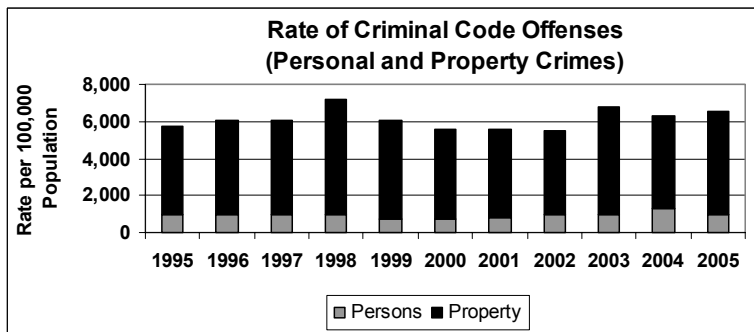
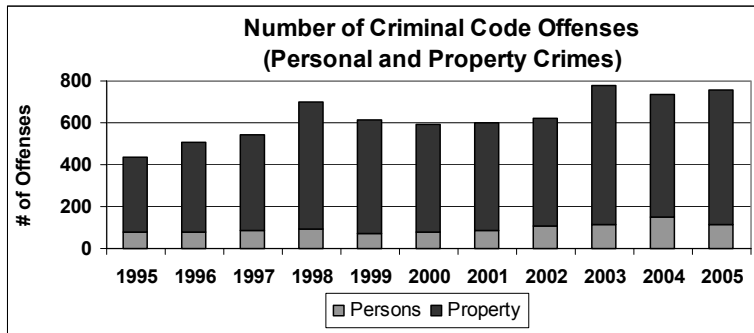
1. Many recipients of social assistance in Canmore are short term cases, including young adults who have recently moved to town, have found a job and are waiting for their first pay cheque.
2. Compared to provincial and national averages, Canmore has a much lower proportion of people receiving social assistance. Additionally, Canmore has a lower rate of economic dependence on social assistance payments (relative to employment income). This reflects the high participation rates in the labour force in Canmore, and the very low unemployment rate.
3. The lack of annual increases in many social assistance programs, combined with annual increases in the cost of living, make it increasingly difficult for people on social assistance to live in Canmore.

Recommendation:

Continue to obtain annual income data from Statistics Canada in order to track changes in the level of social assistance and Economic Dependency Ratio over time.

8. 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. Crime rates are typically expressed in standardized terms of the number of offences per 100,000 members of the population.



Source: RCMP
 Canmore Municipal
 Detachment and
 Canadian Centre for
 Justice Statistics:
 Uniform Crime
 Reporting Survey

Threshold: The threshold for personal and property crimes is the average rate in Alberta and Canada per 100,000.

Observations:

1. From 1995 to 2001 the total number of crimes against persons ranged from a high of 94 in 1998 to a low of 72 in 1999. By 2002 the total was 108, rising to 152 in 2004. In 2005 the number of offences dropped sharply to 112.
2. The rate of offences against persons (based on a rate per 100,000) has fluctuated from a low of 703 in 1999, to a high of 1,303 in 2004. In 2005 the rate was 966 per 100,000, similar to the average rate for Canada of 943 per 100,000 persons, and lower than the average for Alberta (1,096 per 100,000).
3. The number of property crimes has fluctuated between a low of 362 in 1995 to a high of 671 in 2003. Property crimes dropped to 583 in 2004, and rose again to 647 in 2005. The majority (approximately 70%) of the property crimes were for “Theft under \$5,000”.
4. The rate of property crimes (based on a rate per 100,000) has fluctuated between a high of 6,230 in 1998 and a low of 4,568 in 2002. The rate of property crimes was 5,578 per 100,000 in 2005, which is higher than the overall Canadian average of 3,738 per 100,000 persons. It is also higher than the average rate for Alberta of 4,874 per 100,000 persons.
5. The RCMP reports that there are no significant impacts on crime from the non-permanent population, however the police are responding to many false alarms from home security systems, and are proposing a “false alarm” bylaw for Canmore.

Community Initiatives:

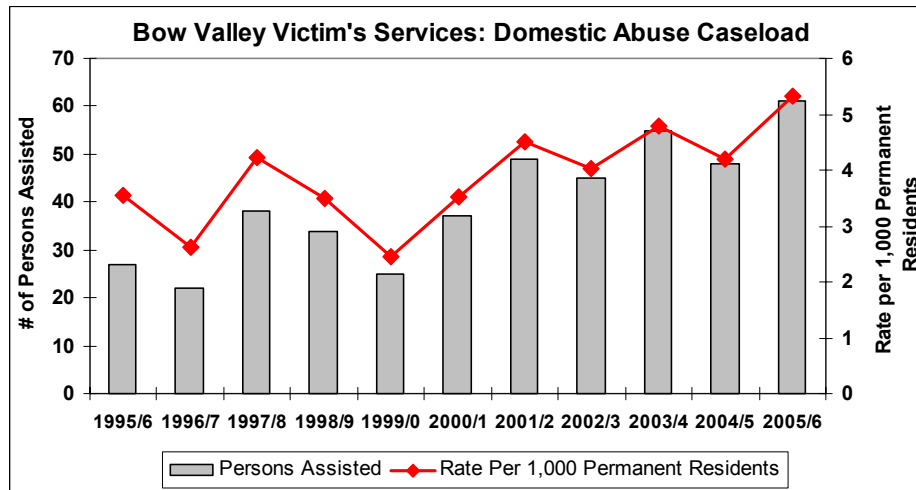
1. A Community on Patrol program has recently started in Canmore. It is a volunteer community initiative program focused on crime prevention. Two person volunteer teams use their own vehicle to patrol the town site and report any unusual or suspicious activity to the officers on duty.
2. The Town of Canmore’s Family and Community Support Services (FCSS) is facilitating a preventive community initiative to address date rape, bar violence and binge drinking. FCSS is also working on the creation of a service industry peer support network.
3. In 2006 a new “Green” Crime Stoppers was launched. The pilot program is a partnership between Calgary Crime stoppers, Alberta Parks and Protected Areas, and Parks Canada. It expands the Crime Stoppers program into the Mountain Parks, and provides the public an opportunity to report environmental violations/issues as well as the criminal code offences traditionally dealt with by Crime Stoppers.
4. The Town of Canmore has been successfully addressing noise and crime in municipal parks through use of lighting and irrigation systems.

Interpretation:

Since 1995 the total number of offences in Canmore has risen, however the rate of offences (relative to population) has remained relatively stable. The rate of crimes against persons is similar to the average rates for Alberta and Canada. The rate of property crimes is higher than the average for Alberta and Canada, these crimes are predominantly thefts under \$5,000.

9. Domestic Violence

This indicator records the number of complaints responded to by the Bow Valley Victim Services Association (BVVSA) about harassment, intimidation, violence by a spouse or common-law partner, or by an estranged spouse or common-law partner 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:

1. Since 1995/6, the BVVSA has dealt with on average 40 individuals from the Canmore area per year affected by domestic abuse. There has been an increase in the number of individuals assisted by the program annually, ranging from 22 in 1996/97 to 61 in 2005/06.
2. Proportionally the rate per 1,000 permanent residents has increased from 3.5 to 5.3 per 1,000 (with a steady increase from a low of 2.4 in 1999/0 to a high of 5.3 in 2005/6).
3. This data is not a full representation of the total level of abuse in the community, as it only reflects BVVSA caseload, as not all victims of abuse will go to BVVSA for counselling and assistance.

Community Initiatives:

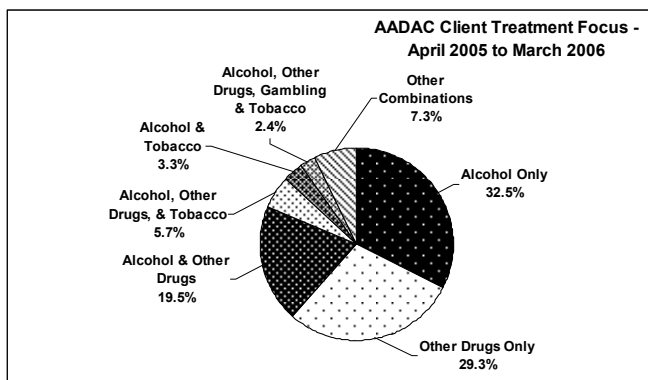
1. Bow Valley programs are offered at the Banff YWCA including men's and women's support groups, community workshops, crisis counselling and shelter options.
2. Calgary Health Region - Mental Health has a Crisis Response team available at both Canmore and Banff hospitals.
3. The Town of Canmore's Family and Community Support Services (FCSS) offers in-school workshops and presentations to students on bullying, friendship, conflict resolution, leadership and other social development capacity building sessions.

Interpretation:

1. 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.
2. 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.
3. The data indicate a steady annual increase in the number of individuals assisted by the BVVSA. This increase may be as a result of more domestic abuse occurring in Canmore. Another possible explanation for this increase could be that the BVVSA has become a more utilized community resource for victims of domestic abuse.

10. Alcohol and Drug Use

The Alberta Alcohol and Drug Abuse Commission (AADAC) offers treatment, prevention, and information services to help reduce the harms associated with alcohol, drug, gambling, and tobacco use. AADAC treatment services in Canmore are outpatient/by appointment and are free and confidential. Referral to detox, short and long term residential treatment programs are also available. AADAC provides community project funding to community groups and agencies to help prevent addictions by creating healthy communities. This the first year this indicator has been presented in the Community Monitoring report. In future years this indicator will include an analysis of trends over time.



Source: AADAC

Threshold: The average treatment rate for all Alberta communities.

Observations

1. The Canmore AADAC office reported treating 104 clients in 2004/5 and 124 clients in 2005/6.
2. The primary reason for treatment in 2005/6 was “alcohol only” (32.5%), followed by “other drugs only” (29.3%), and “alcohol and other drugs” (19.5%).
3. There were 17 clients under the age of 18 in 2004/5, and 6 clients under the age of 18 in 2005/6.
4. The treatment rate in Canmore for 2005/6 was 10.7 per 1,000 permanent residents, slightly higher than the 9.0 per 1,000 residents for Alberta.

Community Initiatives:

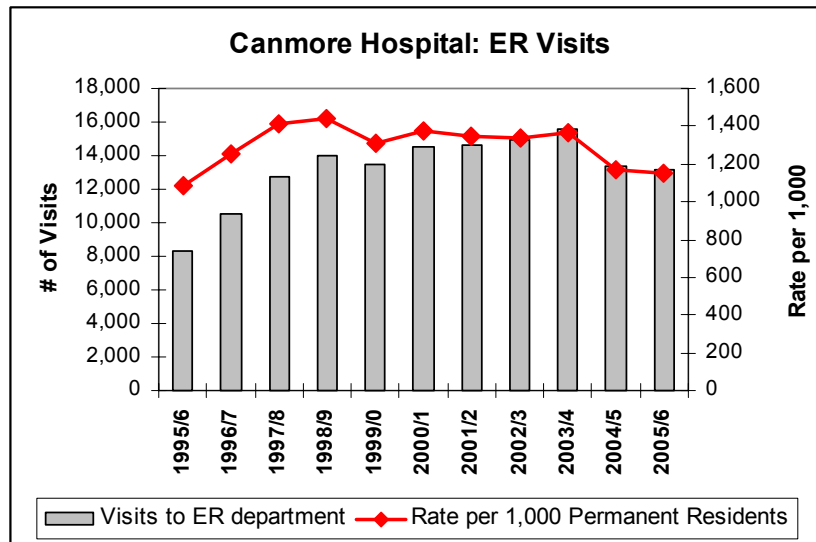
Several community programs exist to address addiction issues including AADAC, Alcoholics Anonymous, Al-Anon, Alateen, and Narcotics Anonymous.

Interpretations:

1. These are minimum numbers as they only include those seeking help through this specific service. Others may not seek help or may seek help through other avenues.
2. Using standard AADAC surveys at high school would help provide more complete information and allow for community comparisons.

11. 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 Room at the Canmore Hospital, the number of people on the waitlist for Continuing Care, the number of people who receive in-home care and the number of doctors are reported here.



Source: Calgary Health Region

Observations:

1. From 1995/6 to 2003/4 the annual total emergency room visits generally increased at the Canmore hospital. Emergency room visits dropped in 2004/5 with the introduction of a walk-in clinic with evening and weekend availability.
2. There were 13,129 visits (1,147 visits per 1,000 permanent residents) to the Canmore Emergency Room Department in the fiscal year ending March 31, 2006. This was down slightly from the previous year which had 13,369 visits (1,167 per 1,000 permanent residents).
3. There was a 44% increase in the number of urgent visits to the Emergency Room between 2003 (2,344) and 2005 (3,386).
4. Since 2000, the average waitlist for Continuing Care in Canmore has varied from 2-9 people. In 2005, it had reached a low of 2.
5. The number of individuals receiving Home Care Services in Canmore continues to increase (from 145 in 2000 to 237 in 2005). During this time, the rate of home care has increased from 145 per 1,000 permanent residents to 237 per 1,000.
6. Canmore is served by a large number of physicians. In 2006, there are 64 physicians with privileges at the Canmore Hospital.

Community Initiatives:

1. Many new businesses have opened in our community related to the Health and Wellness sector. For more information consult the Community Resource and Business Directory distributed by the Canmore Economic Development Authority.
2. Also Alberta Health has the community “Health Link” telephone help line, community public health workshops on family health, and several additional mental health staff doing community outreach.
3. The Canmore Economic Development Authority has set Health & Wellness sector growth as a priority to reduce Canmore's reliance on one or two economic drivers.

Interpretation:

1. The presence of an extended hours walk-in clinic in the community has assisted in alleviating the wait times and assisting patient flow for less urgent complaints. The acuity of patients presenting to the Canmore Emergency Room - as measured by a standardized assessment and triage scoring tool- has increased. This has increased wait times during the busy times, because of the time required for assessment and investigation of more complex complaints.
2. The wait list for continuing care has decreased significantly over the past several years partly in response to the increase in resources that have been allocated to home care and support for the “Ageing In Place” model to maintain individuals in their own homes or in supportive living environments (i.e. Lodges) for as long as possible. The access point and system for continuing care services in the Calgary Health Region was standardized in 2005 and this tool (“Pathways”) has resulted in more opportunities for choices for continuing care for residents in the Bow Valley and has decreased the wait time for a placement by streamlining processes and matching clients with appropriate placement options.
3. The home care caseload has increased in numbers and acuity. There has been some additional allocation of resources to this program area and this has resulted in the ability to cope with a larger caseload of more complex clients.
4. With 64 physicians, Canmore has access to a wide variety of specialists and family physicians and does not experience the same difficulty as many communities across Alberta in terms of access to medical services.

ECONOMIC INDICATORS

The following Goals and Criteria are Foundational Values for Canmore as described in the 2006 document *Mining the Future: A Vision for Canmore*

Economic Sustainability

Goals

As citizens of Canmore, we believe the following goals must be actively and tirelessly pursued if we are to realize our Vision. As a community, we must:

1. Build a strong, vibrant and diversified local economy and business base that is resilient to changes in any one sector
2. Develop and implement a clear marketing plan based on Canmore's strengths and that has positive consequences for the social fabric
3. Blend and integrate the needs of Canmore's local population with the needs of its visitors and those who serve them
4. Develop a large base of staff who are committed to local businesses, and provide diverse, permanent employment opportunities for locals
5. Research and distribute information regarding current and emerging economic drivers, including tourism, knowledge-based work, second-home ownership, retirement and investment income, entrepreneurship, wellness, and lifestyle

Criteria

Decisions consistent with the following criteria will help us move toward achieving our goals. Accordingly, will the decision to be made . . .

1. Support local businesses
2. Encourage economic diversity
3. Increase our capacity to attract new business that will enhance and complement the tourism industry through policies of the Town
4. Promote entrepreneurial networking among business professionals, including self-employed residents
5. Integrate all of our values and guiding principles into our economic decision
6. making

Trends

Canmore's labour force is characterized by low levels of unemployment and high participation rates in the labour market. The low unemployment rate in Canmore creates challenges for businesses, making it difficult to find staff to begin, continue, or expand operations in Canmore. 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. Having a greater proportion of families with both parents in the workforce impacts childcare needs in the community. Seasonal variations in the supply of, and demand for, employees creates challenges for businesses in Canmore.

The tourism industry is a strong driver of the economy and source of employment in Canmore. The growing number of non-permanent residents are an increasing influence on the service and retail industries. There is a strong construction industry in Canmore, with 11.6% of the jobs in that field in 2006. The current level of employment in the construction industry is not sustainable in the long term, as construction will slow down at full build-out. The community needs to have economic plans in place for this eventuality.

Average incomes levels in Canmore are higher than in Alberta or Canada. This may be a reflection of the high cost of living in Canmore and may be due in part to the high participation rates in the job market. The higher than average incomes are also a reflection of the higher than average levels of non-employment income (e.g. investments, pensions) brought to the community by affluent residents, and do not necessarily indicate that wages in Canmore are unusually high. An interpretation of the affordability of living in Canmore must also consider factors beyond wages, such as housing costs, and the number of hours worked per week.

Housing prices have risen faster than rental rates in Canmore. From an investment perspective it is unlikely that the rent received for a property will cover the cost of a mortgage, taxes, and maintenance (at current housing prices).

With a limited land base, increasing demand for residential and recreational properties, and increased construction costs due to an active Alberta construction market, housing prices in Canmore have risen sharply in recent years. In 2005, Canmore and Fort McMurray were virtually tied for having the highest shelter costs in Alberta. The maximum affordable home price based on the median household income in Canmore is well below that of Canmore's actual median prices for single family, or multi-family homes. This gap between wages and housing prices continues to widen, putting pressure on many residents and employers.

The Town of Canmore has been encouraging new affordable housing development through zoning for narrow-lot homes and employee housing districts, cooperating with Canmore Community Housing Corporation CCHC in creating Perpetually Affordable Housing, partnering with developers to provide Perpetually Affordable Housing units,

and negotiating with developers for more affordable housing alternatives in new subdivisions.

Economic spin-offs for Canmore due to the strong 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.

The gap in the residential/commercial tax base ratio continues to widen as residential home construction and real estate prices continue to rise. There is expected to be a substantial (non-tax) revenue drop for the municipality when build-out is reached and the pace of construction slows. Achieving an appropriate balance between the residential/commercial tax base is very important for economic sustainability in Canmore.

After a decline in 2003/4, visitation to the Travel Alberta Visitor Information Centre in Canmore rebounded somewhat in 2005, with an increase in visitors from the United States and other international destinations. Overall hotel occupancy rates and condominium rentals, also increased from 2004 to 2005.

Special events play an important role in Canmore's economy, providing an economic stimulus and increasing the community's profile nationally and internationally. Amenity-migration and "real estate tourism" are emerging trends driving many of the changes in Canmore's retail, hospitality, construction, and tourism sectors.

Between 2002 and 2005, the number of building permits issued in Canmore has remained fairly stable at approximately 300 per year, however the value of building permits issued since 2001 has continued to increase. Residential development still dominates, but in 2005 there was a substantial increase in commercial construction. This relates primarily to the construction of several large tourist home/vacation rental suite properties. Increasing permit values are largely a result of the significant rise in construction costs in Canmore, as well as the increasing trend towards developing higher end properties.

Introduction

The Town of Canmore's 2006 document *Mining the Future: A Vision for Canmore* acknowledges the importance of a strong economy to Canmore's overall wellbeing. It is also important that the economy remains viable over time. There is no single statistic or number that can accurately indicate the strength or viability of Canmore's 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.

Employment status, employment opportunities and income levels are just part of the economic picture. Tourism continues to be a strong driver of Canmore's economy, and non-permanent (or weekend) residents are a growing economic factor. A diversified economic base is important for economic sustainability. A balanced tax base will also help the community remain sustainable over time. In addition, affordable housing options for a diverse workforce are a key component.

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 live and work affordably.

Employment

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

Housing

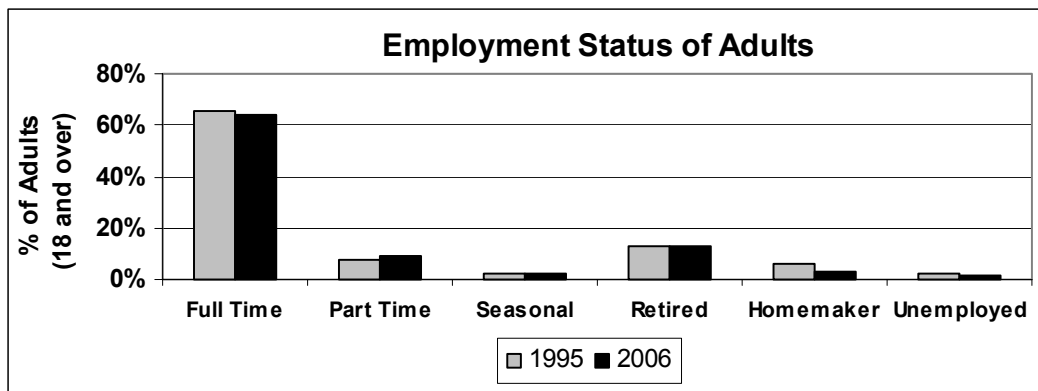
4. Rental Housing Costs and Availability
5. Average House and Condominium Resale Prices
6. Housing Affordability

Economic Activity

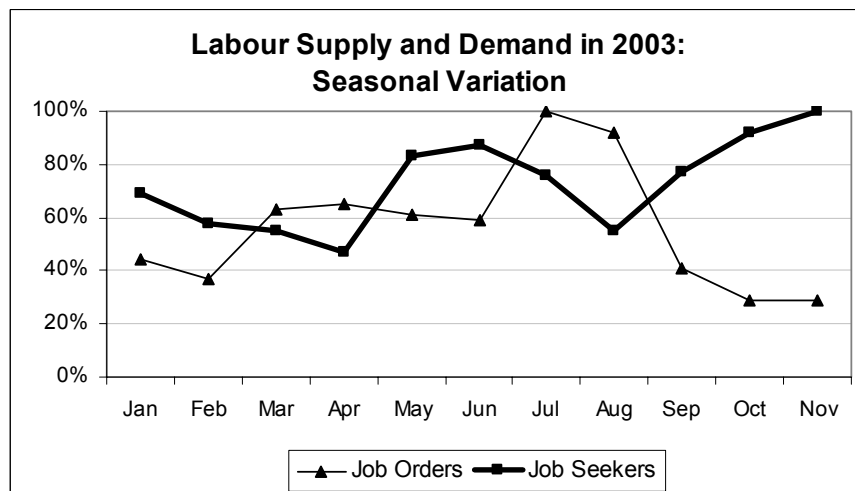
7. Municipal Tax Base Ratio
8. Business License Registry
9. Tourism Industry
10. Tourist Accommodations and Occupancy Rates
11. Building Permit Summary

1. Employment Status of Adults

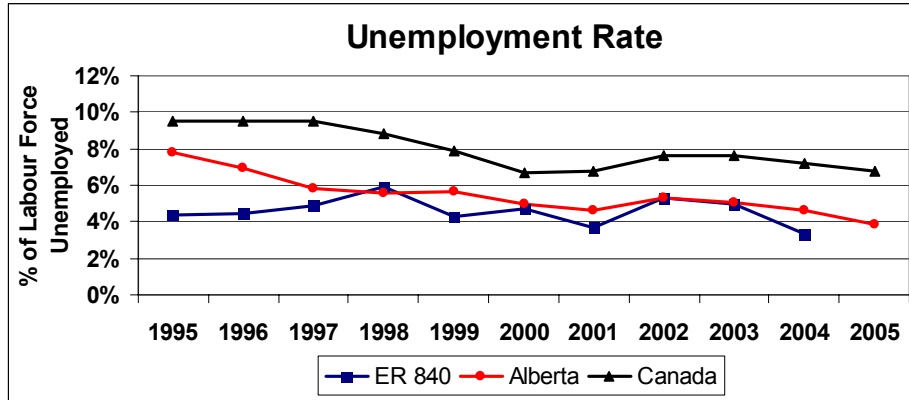
Employment status is useful for assessing the overall health of the local economy. A high unemployment rate, lack of full time work, or low participation rate in the labour market may indicate depressed economic conditions in a community. An unemployment rate of 4-6% is generally considered "healthy" by economists as there is sufficient flexibility in the potential labour pool to accommodate fluctuations in the supply/demand of the job market. 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: Canmore Census



Source: Bow Valley Labour Market Review



Source: Statistics Canada. Note: Data for ER840 was suppressed in 2005 for confidentiality reasons.

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 2006, with a low of 64.1% in 2006 to a high of 68.2% in 1999.
2. The proportion of part-time workers in Canmore has ranged from a low of 7.2% in 1995 to a high of 9.3% in 2005. In 2006 it was 8.8%.
3. The proportion of “homemakers” in Canmore decreased from 6.1% in 1995 to 2.8% in 2006.
4. The unemployment rate as measured by the Canmore Census from 1995 to 2006 has fluctuated between 1.4% and 3.1%. In 2005 and 2006, it was 1.6%. This rate is very low, but the method and timing of collection may not make it directly comparable to regional or provincial unemployment rates.
5. In 2001 (the latest available Census of Canada data), the labour force 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%).
6. For the entire Economic Region (ER840: including Banff, Jasper, Canmore and Rocky Mountain House) the unemployment rate is routinely below the rate for all of Alberta. In 2004, the unemployment rate for the region was 3.3%. For 2005 the number was suppressed by Statistics Canada since the number of unemployed persons did not meet their minimum confidentiality thresholds, indicating a very low level of unemployment in the region.
7. At the Job Resource Centre in Canmore, job orders typically begin to outstrip visits by job seekers in the early spring, then beginning in May job seekers outnumber job orders. By the peak of the summer season in July and August, orders have outpaced seekers.
8. In the 2006 Canmore Census, 605 people (or 6.4%) had an unknown employment status. This is a higher proportion of unknown responses than usual for the census (3.3% in 2005).

Interpretation:

1. Based on the unemployment statistics from the 2006 Canmore Census and regional figures from Statistics Canada, the unemployment rate remains very low, reducing flexibility in the labour market.
2. The low unemployment rate in Canmore creates challenges for businesses in that they may have difficulty obtaining sufficient employees to begin, continue, or expand operations in Canmore.
3. The limited labour force may provide increased opportunities for upward mobility within the workforce.
4. 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 higher than most other Alberta communities, so dual incomes may be required by many families in order to afford to live in Canmore. Having a greater proportion of families with both parents in the workforce and a reduction in those listed as homemakers may also impact childcare needs in the community.
5. Seasonal variations in the supply of, and demand for, employees creates challenges for businesses in Canmore, particularly towards the final weeks of August when many students and seasonal workers leave Canmore to return home or to their studies.

Community Initiatives:

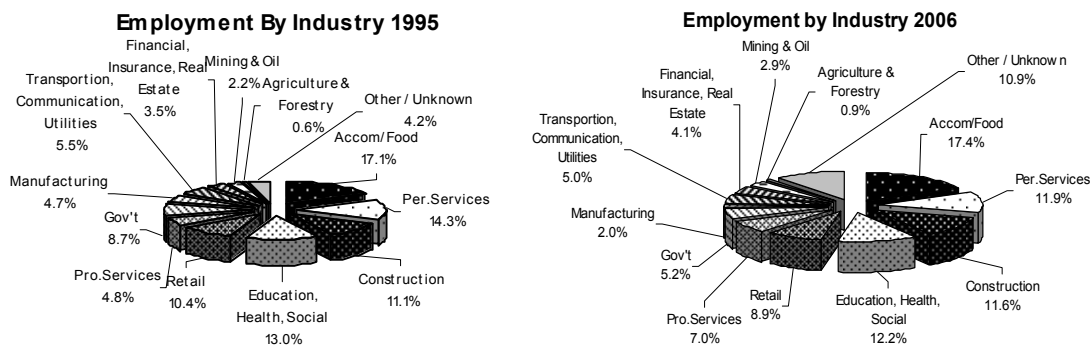
The recently completed “Calgary West Rural Child Care Initiative” report assessed the demand for childcare in the region. Recommendations include increasing the availability of Government regulated childcare in the region, increasing the efficiency/affordability of childcare in the region, and supporting childcare services in their efforts to maintain high quality daycare. The report is available on the Town of Canmore website at www.canmore.ca.

Recommendations:

1. It is important to continue to record childcare in the municipal census. This is a particularly important issue in this community due the high participation rates in the labour force and the limited spaces available at the Canmore Daycare.
2. A valuable addition for the municipal census could be the number of jobs held (full time/part time) and the number of hours worked per week (the number of hours worked per week is recorded in the Town of Banff census). Gathering this information could give an indication of how many people are working long hours and/or multiple jobs.
3. There is a need to track the seasonality of the workforce over time to determine if there are seasonal patterns to supply/demand shortages of labour.

2. Employment by Industry

It is important to encourage economic diversity and to build a strong, vibrant and diversified local economy and business base that is resilient to changes in any one sector (Mining the Future: A Vision for Canmore 2006). “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” (2001 Canmore Economic Development Strategy). Tracking 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 2006 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. A total of 905 people (or 9.0%) were classified as “unknown”. As this is higher than usual for the census, small variations in census results should be treated with caution.
2. Since 1995, Accommodation and Food has been the highest employment category in Canmore. In 2006, it was 17.4%, down from a high of 21.4% in 2001.
3. From 1995-2006, the Personal Services category has consistently remained the second highest employment category. It has ranged from a low of 11.9% in 2006 to a high of 16.6% in 2000.

4. 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%. It was 12.2% in 2006.
5. The percent of the employed population working in the construction industry has remained relatively stable since 1995 with a low of 10.6% in 2001 and a high of 12.2% in 1998. In 2006, 11.6% of workers were employed in Construction.
6. The Retail-Wholesale category had a high of 11.3% in 1996, and a low of 8.9% in 2006.
7. From 1995-2006 the proportion of workers employed in government jobs has decreased. In 1995, 8.7% worked in government positions, while in 2006 only 5.2% were employed by the government.

Interpretation:

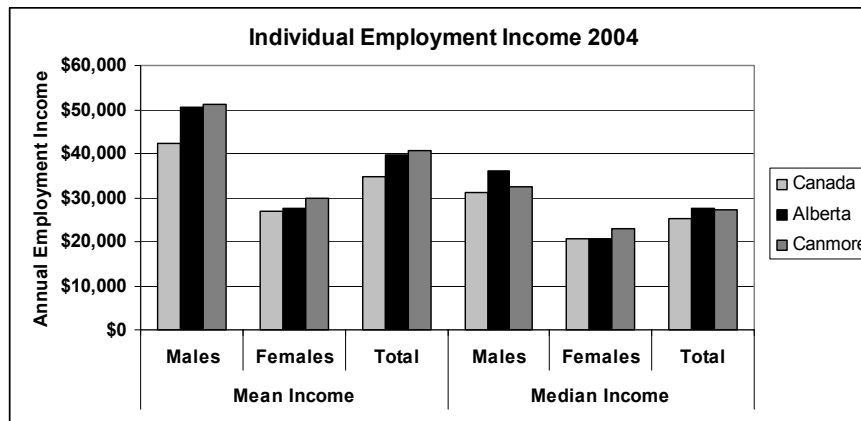
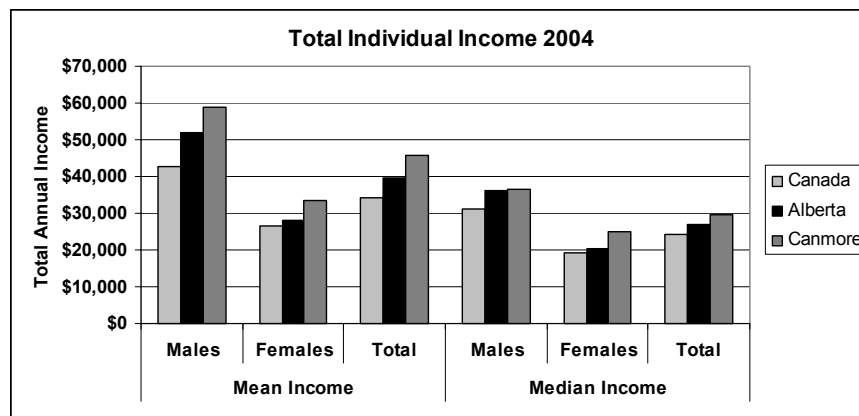
1. The tourism industry is a strong driver of the economy and source of employment in Canmore. However the growing number of non-permanent residents is an increasing influence on the service and retail industries, reflecting the nature of businesses and employment opportunities in the town. The non-permanent or weekend residents provide a broader base of support for the local economy, likely making Canmore less susceptible to fluctuations in the traditional regional, national and international tourism markets.
2. There is a strong construction industry in Canmore, with 11.6% of the jobs in that field in 2006. As Alberta's economy has intensified, the construction industry has become increasingly local. With the increased building activity in Calgary, fewer trades and builders from Calgary have been taking jobs in Canmore. This change is reflected in the decreased number of non-resident business licenses issued (down from 339 in 2005 to 275 in 2006). The current level of employment in the construction industry is not sustainable in the long term. With the limited development land base in Canmore, construction will slow down at full build-out. The community needs to have economic plans in place for this eventuality.
3. With Alberta's heated economy and tight labour market, labour shortages are becoming increasingly common. Many businesses in Canmore experience staffing problems, especially towards the middle/end of August as summer students and seasonal workers return home or back to school.

Recommendations:

1. It would be useful to directly survey businesses with regards to employee retention/staffing challenges. This would help determine which businesses are struggling for staff, when staff shortages are occurring, and how short staffed Canmore is as a community. It might be possible to have this survey as part of the business licensing process or part of another survey.

3. Income and Wages

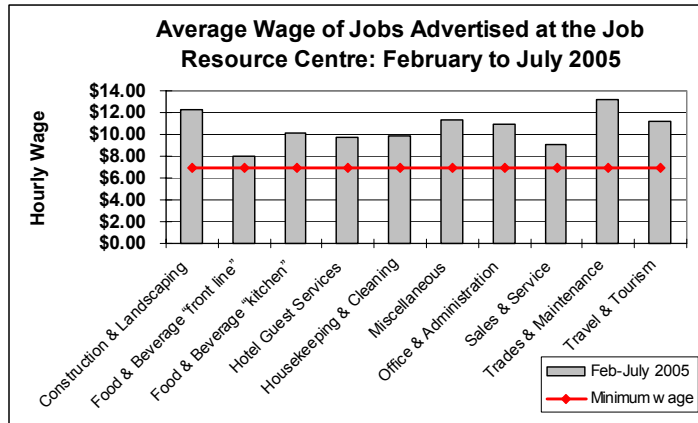
Income levels are a key economic and quality of life indicator. Insufficient income may negatively impact an individual's or family's ability to meet their basic needs. These "working poor" may be constantly subject to stresses from inflationary pressures, increased housing costs, or variable income due to fluctuations in economic conditions and the tourism market. A study by the Economist Intelligence Unit found that income and GDP per person explained more than 50% of the variation in life satisfaction, and that satisfaction surveys indicate that people with higher incomes tend to be more satisfied with life than those with lower incomes (Economist Intelligence Unit, 2005).



Source: Statistics Canada, Taxfiler Data

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. Note: All jobs posted at the Job Resource Centre must provide wages at or above minimum wage. The minimum wage in Alberta is \$7.00/hr. (2005 Bow Valley Labour Market Review).



2. The 2004 mean individual income in Canmore was \$45,950, which was more than \$6,000 higher than that in Alberta, and more than \$11,000 higher than in Canada. The median income (a more accurate representation of the middle income point) was \$29,800, more than \$5,000 higher than in Canada, and almost \$3,000 higher than in Alberta.
3. Employment income (wages, self-employment, tips, etc.) in Canmore accounted for 78.3% of total income in 2003 and 76.8% in 2004 (Statistics Canada Taxfiler data. By comparison the employment income as a percent of total income was 75.0% in Canada and 80.4% in Alberta in 2004.
4. In 2004, there continued to be a great disparity between the average incomes of females (\$33,397) and males (\$58,946) in spite of high participation rates by both in the job market.
5. Canmore’s permanent residents derive a higher proportion of their income from investments than the average for Alberta or Canada. The proportion of persons with income reporting investment income is only slightly higher in Canmore than the provincial or national average. However, the amount of investment income per person reporting investment income was more than double these averages. Investment income accounted for 10.7% of the total income reported by the residents of the community, more than double than the average for Alberta or Canada. Note: the income characteristics of the non-permanent population are not included in this data. (Statistics Canada, 2004 Taxfiler Data).

Investment Income 2004	% Reporting Investment Income	\$ per Person Reporting Investment Income	% of Total Income for All Persons
Canada	32.8%	\$4,231	4.0%
Alberta	33.4%	\$5,798	4.9%
Canmore	36.7%	\$13,402	10.7%

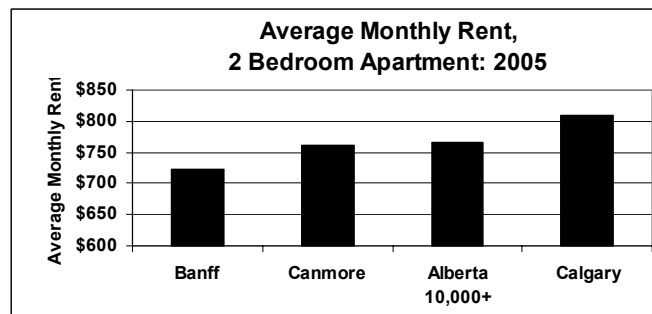
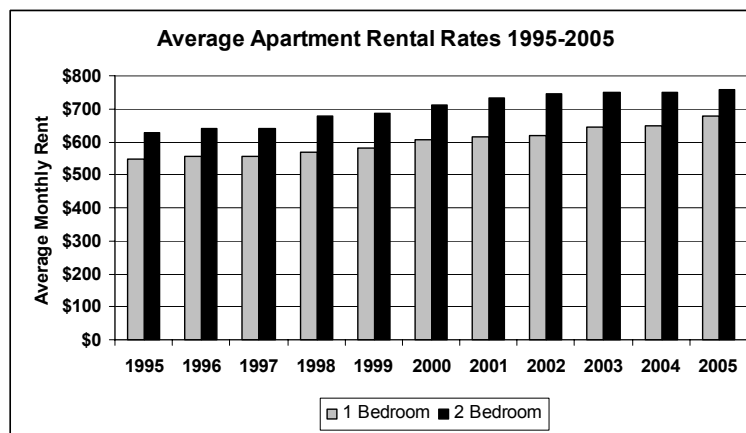
Source: Statistics Canada Taxfiler Data

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. It is also important to note that tips and gratuities, if applicable, are not included in these advertised wages.
2. The higher average and median individual incomes may be a reflection of the high cost of living in Canmore and may be due in part the 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 the number of hours worked per week. Continued monitoring of the role of earned employment income vs. non-employment income (pensions, investments, government transfers etc.) could provide a useful measure of the changing profile of the community and its residents.
3. The great disparity between the average and median incomes of females compared to those of males remains a concern.

4. Rental Housing Costs and Availability

The costs of housing rental and the vacancy rates provide key indicators for community affordability and access and allow comparisons with other communities over time. Apartment rental prices and vacancy rates in Canmore are collected by the Canadian Mortgage and Housing Corporation (CMHC) as part of their annual Rental Market Survey. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only structures with at least three rental units, which have been on the market for at least three months. Communities with less than 10,000 people in Alberta have their rental apartments surveyed by the Alberta Seniors Apartment Rental Survey.



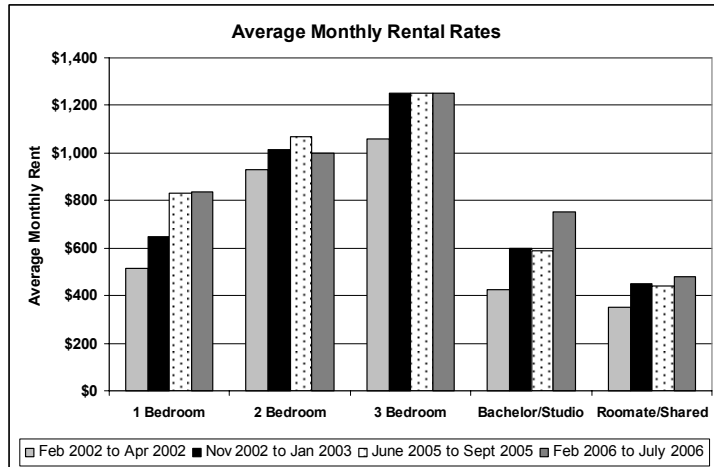
Source: Alberta Seniors Apartment Rental Survey, CMHC Rental Market Report

Observations:

1. As noted in the 2003 Community Monitoring Report, rental rates from the Alberta Seniors Apartment Survey (now conducted by CMHC) would seem to underestimate the actual rate in Canmore, a similar observation is noted in the Canmore Housing Needs Assessment 2000-2001. This may be due to the sampling methodology used, which restricts the survey sample to structures with at least three rental units, which have been on the market for at least three months. In 2005, apartment units represented only 17.2% of the total housing units in Canmore.

2. From 1995 to 2005 the average rental cost of a two bedroom apartment (as surveyed by Alberta Seniors/CMHC) increased by 21.8%, compared to the average resale housing price for multi-family/condo units, which increased by 148.3%, indicating that housing prices have been increasing at a greater rate than rental costs.

3. The Job Resource Centre conducts an annual survey of rental market rates (as published in the Bow Valley Labour Market Review). The 2005 survey reported an average monthly rent of \$830 for a one-bedroom, \$1,070 for a two-bedroom, and \$440 for shared accommodation. This survey is likely the most accurate representation of what the current market rates are for the diversity of rental accommodations available.

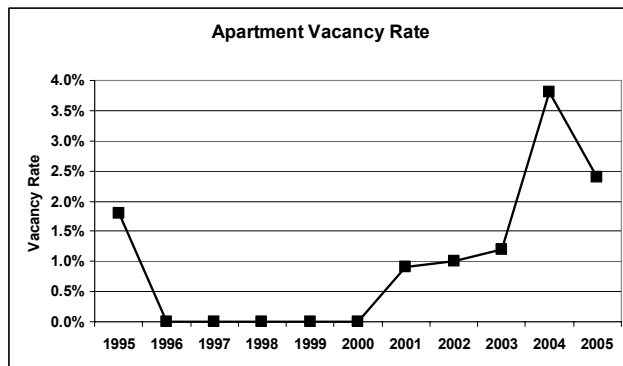


Source: Bow Valley Labour Market Review

For 2005, the average rental rates published by the CMHC survey were \$152 or 18.3% lower for a one-bedroom, and \$310 or 29% lower for two-bedroom unit, than those published in the Labour Market Review (as discussed in Observation #1 above).

4. In 2006, there were 1,579 rented units (24.4% of total housing units).

5. As recorded by Alberta Seniors/CMHC the vacancy rate was close to 0% from 1996 to 2000, indicating a very tight rental market (a rate of 2.5% to 3.0% is typically used to define a “healthy” vacancy rate). The vacancy rate rose to 1.2% in 2003, and 3.8% in 2004. It dropped to 2.4% in 2005.



Source: Alberta Seniors Apartment Rental Survey, CMHC Rental Market Report

6. The 2001 Census of Canada reported that the average monthly rental housing payments were \$962 in Canmore, \$767 in Banff, and \$674 in Alberta (2001 Statistics Canada Community Profiles). Updated values from the 2006 Census of Canada are not yet available.

Interpretation:

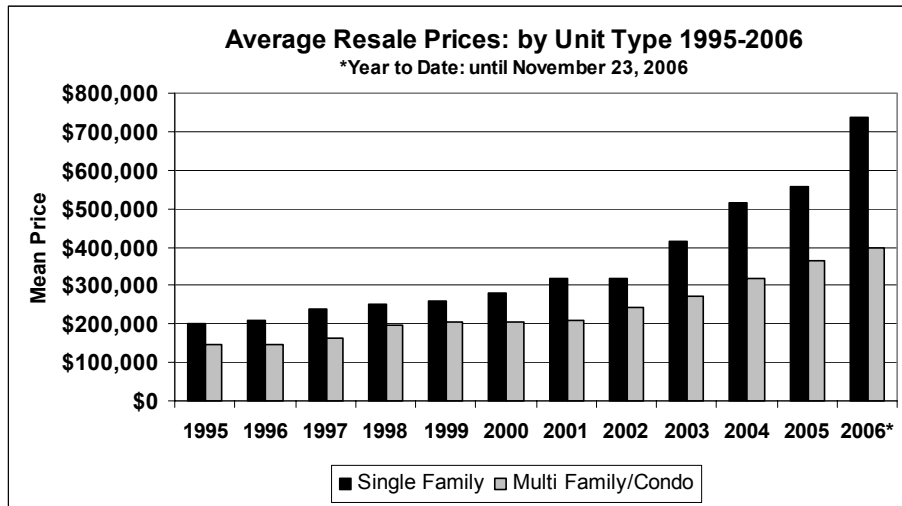
1. Housing prices have risen faster than rental rates in Canmore. From an investment perspective it is unlikely that the rent received for a property will cover the cost of a mortgage, taxes, and maintenance (at current housing prices). Therefore at current rates, renters have been shielded somewhat from the full cost of the housing market in Canmore. Relative to major urban centres such as Calgary, rental rates are reasonably low, however affordability still may be a concern for low income individuals.
2. The gap between the average wages of work advertised at the Job Resource Centre and the affordability thresholds, suggests most of these workers would require shared accommodation or would need to work at multiple jobs to allow them to afford private accommodation.
3. It is uncertain what needs or gaps may exist in the rental market, and for what type/price range of unit there is the greatest demand. For example, whether there is a supply shortage of affordable apartments for singles and low-income individuals.

Recommendations:

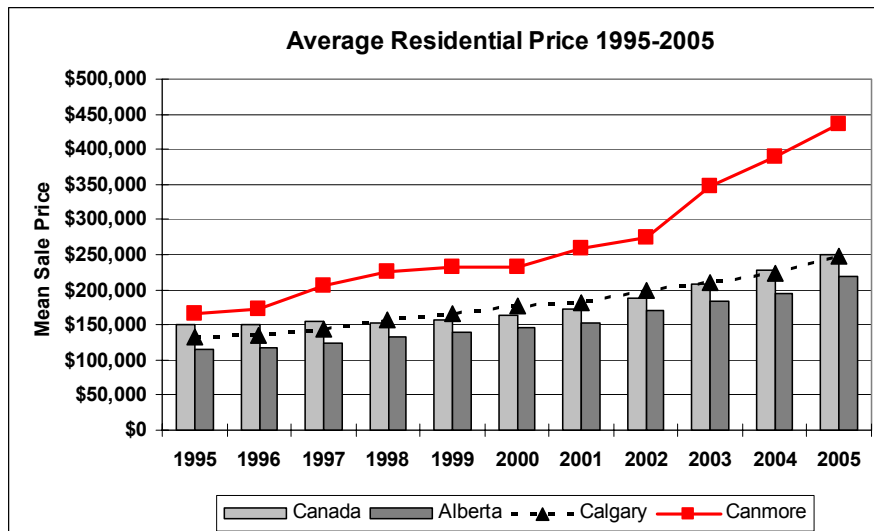
1. An annual needs assessment might be useful to test the market and assess the need for rental accommodations. This would help determine if it is a limiting factor for the local economy. Business owners could provide input based on their staff needs.
2. Bow Valley Regional Housing (number of people looking for seniors and subsidized housing) and Perpetually Affordable Housing rental effects should be tracked.

5. Average House and Condominium Resale Prices

Real estate values are an important economic indicator with social and demographic implications. While high house prices may be an indication of high demand and a strong economy, they may also have significant implications for housing accessibility for low and middle income individuals and families. The resale prices of homes in Canmore are compiled locally and recorded in the Canmore Real Estate Industry database. However, many of the new homes and are not included in the following data as builders are selling these properties directly, and not through the agencies participating in the database.



Source: Canmore Alpine Realty (Re/Max)



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

Observations:

1. From 1995 to 2005, average housing prices in Canmore increased by 163.6%. By comparison they rose 89.9% in Calgary, 90.2% in Alberta, and 65.8% in Canada.
2. In 2005 the average resale price for a single family home in Canmore was \$555,046, increasing 7.5% from 2004. For multi-family and condominium units the average price was \$362,466, an increase of 13.7% from the previous year. By comparison, average prices increased by 12.1% and 12.6% respectively in Alberta and Calgary. In Canada as a whole, prices rose by an average of 9.7%. For 2005, the average housing price was \$250,943 in Calgary, \$218,266 in Alberta, and \$249,311 in Canada.
3. Complete comparison statistics for 2006 are not yet available, but the average resale price (Year-to-date as of November 23, 2006) for a single family home in Canmore had risen to \$736,000, a 32.6% increase from 2005. The average resale price for multi-family/condo units rose 9.5% to \$397,000. As of October 2006, Calgary's average price had risen to \$344,512, a year-to-date increase of 38.9%. The average home price in Alberta has risen to \$302,211 as of October 2006 (a year-over-year increase of 37.0%). Nationally, average housing prices as of October 2006 had risen 10.1% year-over-year to \$282,156.
4. The mean stated construction value per single-detached dwelling was \$144,224 in 1996. By 2005 it was \$556,266, an increase of \$412,042, or 285.7%. The increases in average construction value reflect both the demand for higher-end homes in Canmore, and increased construction costs in Alberta.

Interpretation:

1. Since new homes are not listed in the Canmore Real Estate Industry database, the average resale price is likely less than the average price of all homes sold (new and used). Recently some of the larger, more expensive, homes that were constructed in the last few years have entered the resale market, increasing the overall average prices.
2. The construction of more high-end homes is results in higher average construction costs per square foot as well as the higher average resale price when these properties enter the resale market. Increasing construction costs in Canmore and throughout Alberta are also contributing to rising prices.
3. The potential supply of homes in Canmore is limited due to the fixed land base. The Town is subject to topographical constraints and is surrounded by provincial and federal parkland. The boom in the oil and gas industry and associated affluence has also been driving up prices due to increased demand for mountain recreational properties. The baby boomer economy is also partially responsible for the pressure on the housing market, as more buy vacation homes, with possible plans to become residents when they retire.
4. Some of the non-permanent home purchases are for speculation or investment. Most of the sales to the non-permanent population are of new homes rather than home resales .
5. While the cost of housing in Canmore is quite high, the Royal Bank reports that there have not been a significant number of foreclosures from their clients holding

mortgages. The active real estate market means that selling the property is an option if mortgage payments become unmanageable.

6. Middle income positions seem to be becoming harder to staff, as costs of accommodation may preclude potential workers from relocating to Canmore. Individuals may decline employment in Canmore due to housing costs.
7. It is possible that a supply of additional bachelor and one-bedroom condominiums may be required to get young adults into home ownership.
8. Economic spin-offs for Canmore due 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.
9. Housing prices have risen faster than rental rates in Canmore. From an investment perspective it is unlikely that the rent received for a property will cover the cost of a mortgage, taxes, and maintenance (at current housing prices).

Community Initiatives:

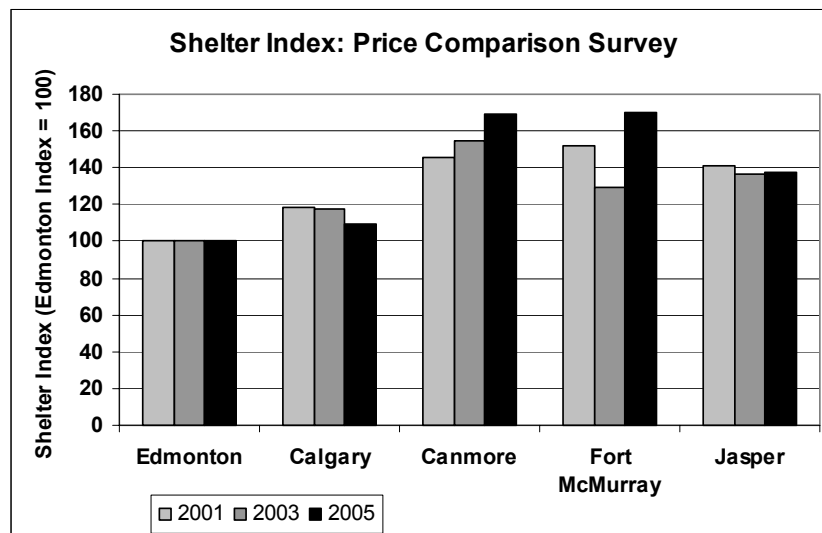
1. The Canmore Economic Development Authority (CEDA) will be developing a long-term labour strategy which will include an assessment of current and future labour needs.

Recommendations:

1. This data does not reflect the entire housing market in Canmore as it currently includes resale homes only. There is a need to include new units constructed and sold by the developers and builders. This would better represent the total price range of market housing units in Canmore.
2. Creating projections of the number of employees needed to staff Canmore's businesses in the future could provide a useful estimation of the potential for a housing shortfall in the community.

6. Housing Affordability

The availability and affordability of housing is one of the primary quality of life issues in a community. With rapidly increasing real estate values and high demand for properties, meeting the needs of all potential residents is a significant challenge. The Canada Mortgage and Housing Corporation (CMHC) defines a 32% gross debt service ratio (GDS) as a standard affordability threshold for home ownership. Most lenders and financial institutions also use this ratio to determine affordability. The GDS ratio is calculated using housing costs as a percentage of gross monthly income. Housing costs include monthly mortgage principal and interest, taxes and heating expenses (also including 50% of monthly condominium fees, if applicable). A similar GDS ratio of 30% is applied to rental housing. Also included in this section is the Shelter Index Price Comparison Survey, which compares each community to Edmonton (which is indexed at 100).



Source: Alberta Economic Development, Place to Place Price Comparison Survey

Observations:

1. The Place-to-Place Price Comparison Survey for Selected Alberta Communities (Alberta Economic Development, 2001 - 2005) ranks shelter costs in selected communities relative to an index value of 100.0 in Edmonton. The 2001 survey identified Canmore as having the second highest index of shelter costs of the surveyed communities (only Fort McMurray was higher). In 2003, Canmore had the highest index of shelter costs, followed by Jasper, and Fort McMurray. In 2005 Canmore and Fort McMurray were virtually tied (169.8 vs. 169.7) for the highest shelter costs, followed by Jasper.

Canmore Income / Mortgage Limits	2004 Median Annual Income	32% of Annual Income	Available for Monthly Payment	Minus Property Tax + 50% of Condo Fees (\$250)	Mortgage Payment Factor (6.698)	Total Affordable Mortgage Amount	Assuming 25 year amort; 3 year rate of 6.5%			Median Resale Price 2004
							House Prices with:			
							5% DP	10% DP	25% DP	
Couple families	\$76,900	\$24,608	\$2,051	\$1,801		\$268,836	\$282,278	\$296,392	\$336,046	\$342,000
All Families	\$72,300	\$23,136	\$1,928	\$1,678		\$250,523	\$263,049	\$276,201	\$313,153	\$342,000
Lone-parent families	\$36,400	\$11,648	\$971	\$721		\$107,594	\$112,974	\$118,623	\$134,493	\$342,000
Non-family persons	\$26,000	\$8,320	\$693	\$443		\$66,189	\$69,498	\$72,973	\$82,736	\$342,000
Median Income - is Canmore's median household income										
*CMHC fees - banks do not include in calculation										
*Banks use 32% of annual income, which includes utilities										
*Total debt service limit is 40% (sometimes 42%); if people have no down payment their 5% is included in total debt service ratio										
*Note that mortgage regulations may require that people have to be in current job 1 year or longer										

Source: Statistics Canada 2004 Taxfiler Data. Mortgage table provided by Canmore Community Housing Corporation.

2. The maximum affordable mortgage is typically defined as 32% of gross income. This 32% threshold includes such things as utilities, taxes, and 50% of condo fees. There are a variety of affordability scenarios that could be constructed due the variability of these factors and mortgage rates terms. The above mortgage affordability table was adapted from a table developed by the Canmore Community Housing Corporation (CCHC) for determining mortgage limited based on income. The analysis is based on 2004 income and housing data (the most recent year for which income data is available). The median housing price in 2004 was \$342,000, which was out of reach for any of the median income categories listed above. A couple family with a median income of \$76,900 and \$84,000 for a 25% down payment would technically qualify for a

mortgage on a \$336,046 home, just below the median price of \$342,000. The affordability issue becomes more challenging for most lone parent families and non-family persons as they have significantly lower median incomes than couple families.

3. The ratio of house price to income is one method of tracking affordability trends. Median house price (combined average of all units) and median family income data are both available for 2004. The median house price was \$342,000 and the median family income was \$72,300, giving a ratio of 4.73. This means that the median house price was 4.73 times the median family income. Tracking this ratio over time will indicate if the spread between housing prices and income is widening.

4. Perpetually Affordable Housing (PAH) is defined as housing with price and resale or rental rate restrictions. The Canmore Community Housing Corporation (CCHC) is an arms-length, not-for-profit corporation wholly owned by the Town of Canmore. CCHC is currently involved in PAH developments in the Town including: Coyote Ridge, a 12 unit townhouse development, and Mineside Court, a 32 unit townhouse project (50% PAH and 50% market housing). Additional projects are underway with the Mountain Haven Coop (43 units: 17 rental, 26 equity) who are leasing land from CCHC, and future PAH units in Spring Creek Mountain Village (the redevelopment of the Restwell Trailer Park).
5. In 2005 the Town of Canmore began to apply a surcharge on building permits. All fees collected as part of the PAH surcharge are assigned to the PAH Capital Reserve Fund for the purpose of accumulating capital funds for the construction of PAH units and to purchase land that PAH units will be constructed upon.
6. In 2006, to meet the affordability threshold for the average rental accommodation in Canmore (defined by CMHC as 30% of gross income) a renter (or renters) would require an hourly wage of \$16.06 for a one bedroom apartment, or \$19.23 for a two-bedroom apartment. The threshold for shared accommodation would be an hourly wage of \$9.23. As per the previous Wages section, the average of even the highest paid group as advertised in the Job Resource Centre data (trades people) was only about \$13 per hour. This makes shared accommodation the only viable option for many workers.

Rental Housing Affordability (February to July 2006)*	Monthly Rent*	Household Income Required**		
		Hourly	Monthly	Annual
1 Bedroom	\$835.00	\$16.06	\$2,783	\$33,400
2 Bedroom	\$1,000.00	\$19.23	\$3,333	\$40,000
3 Bedroom	\$1,250.00	\$24.04	\$4,167	\$50,000
Bachelor/Studio	\$750.00	\$14.42	\$2,500	\$30,000
Roomate/Shared	\$480.00	\$9.23	\$1,600	\$19,200
*based on advertised accommodation in the Canmore Leader and the Rocky Mountain Outlook				
**Affordability threshold is 30% of gross income				

Source: Bow Valley Labour Market Review

Community Initiatives:

1. The Town of Canmore has been encouraging new affordable housing development through zoning for narrow-lot homes and employee housing districts, cooperating with CCHC in creating PAH, partnering with developers to provide Perpetually Affordable Housing units, and negotiating with developers for more affordable housing alternatives in new subdivisions.

Interpretation:

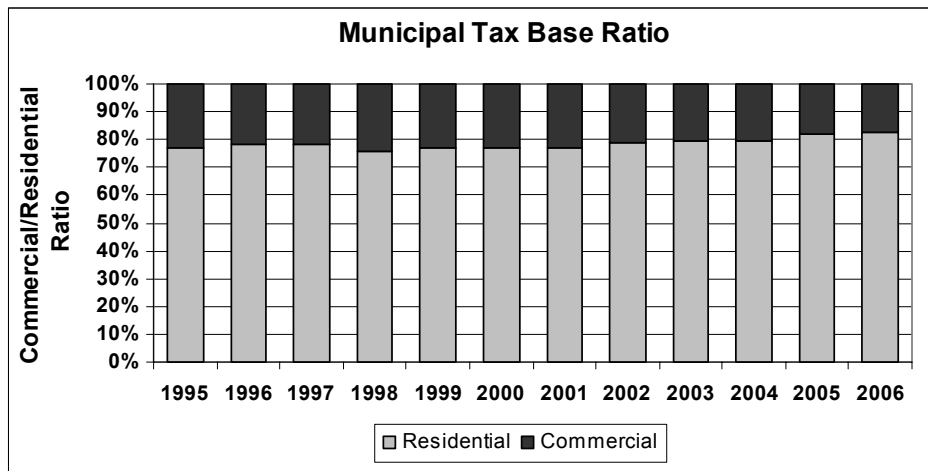
1. Market priced housing is beyond the average level of wages for most workers in town. This gap between wages and housing prices continues to widen, putting pressure on many residents and employers.
2. The Canmore Community Housing Plan identifies those groups that are most likely to be in core housing need (unattached individuals, single-parent families, couples with one income earner, seniors and persons with physical or mental disabilities, service industry employees, and large families with low to moderate incomes).
3. While the question of housing cost and affordability can be addressed by analyzing income and rental prices, the questions of suitability and adequacy are not.

Recommendations:

1. Information on the total debt loads and debt per capita of Canmore residents would be useful to help determine the impact of high real estate prices on personal and household debt levels.
2. The addition of housing needs assessment questions to the Canmore Census could be useful to explore the question of affordability. Potential questions include those addressing housing expenses as a percent of household income, and clarifying the “in core housing need” numbers for ownership housing.

7. 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 provides insufficient tax revenue to support 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

Observations:

1. In 1995 the residential/commercial tax base ratio was 77:23, and had risen to 79:21 by 2003. In 2004 the residential portion of the ratio reached 80%, and by 2006 the ratio had increased to 83:17.
2. In 2004 the category of “tourist home” was added to the tax assessment database. For the purposes of this report the assessment value of tourist homes has been included in the commercial component.
3. Since the year 2000, there have been over 500 units of investment vacation suites built, and there are 500 additional suites in development or under construction. All new commercial accommodation growth during this time has been in investment vacation suites rather than traditional hotels/motels (www.canmorebusiness.com).

Interpretation:

1. Residential assessments alone are generally insufficient to pay for municipal services, therefore an appropriate balance between residential and commercial is essential. The gap in the residential/commercial tax base ratio continues to widen as residential home construction and real estate prices continue to rise.
2. There is expected to be a substantial decrease in (non-tax) revenue for the municipality when build-out is reached and the pace of construction slows.

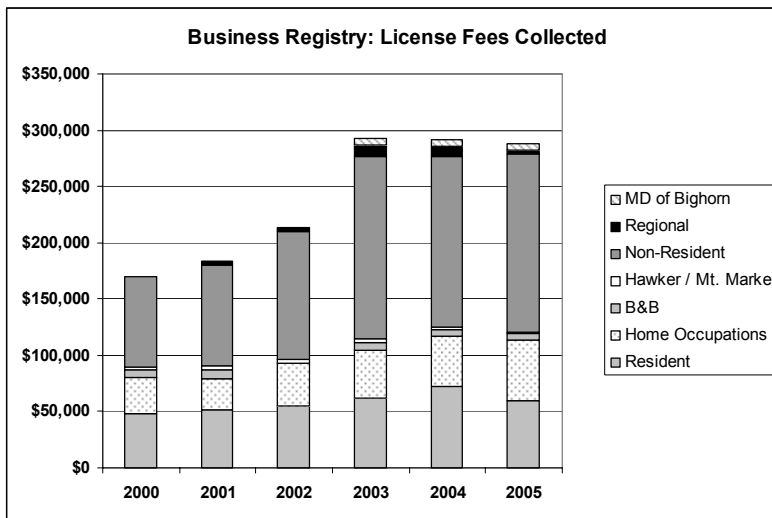
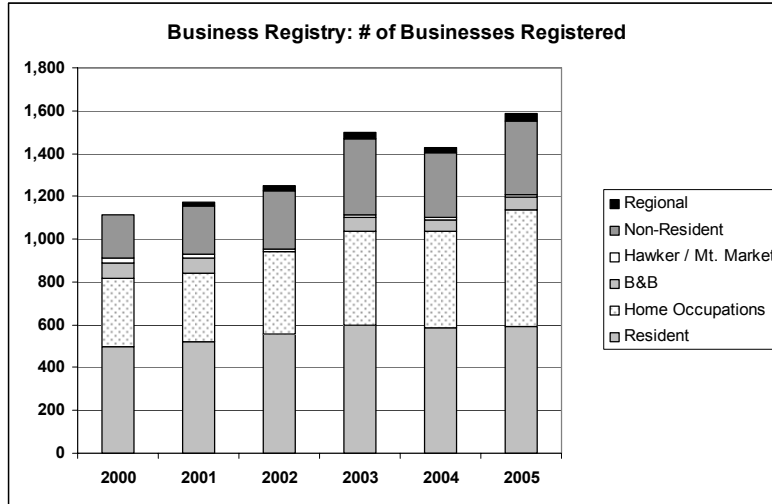
Therefore, achieving an appropriate balance between the residential/commercial tax base is very important for economic sustainability in Canmore.

Recommendations:

1. Since Canmore has a fixed land base and is heading towards an eventual build-out, it would be useful to better understand the potential impacts of this scenario on the commercial and residential sector and the implications for mill rates, taxes, and municipal revenues.
2. Some emphasis still needs to be placed on encouraging commercial development, to ensure that there is sufficient non-residential tax revenue to balance the residential tax base.

8. 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 and the amount of business registry fees collected.



Source Canmore Economic Development Authority, Business Registry

Observations:

1. The number of registered Home Occupation businesses increased by 24.0% (from 438 to 543) between 2003 and 2005.
2. The number of registered Resident businesses decreased by 1.5% from 2003 to 2005.
3. The number of non-resident businesses registered decreased by 5.6% between 2003 and 2005.

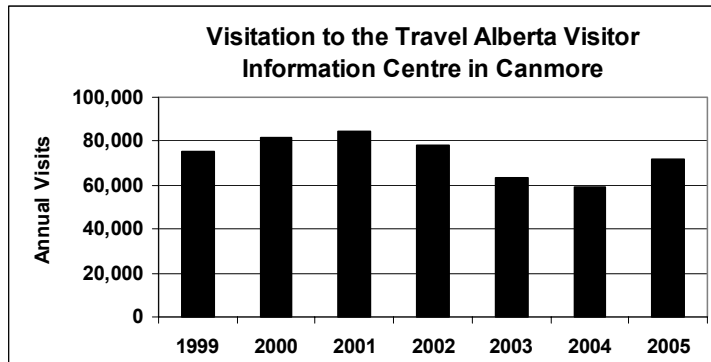
4. The majority of businesses registered were resident businesses (37.4%), followed by home occupancy (34.5%) and non-resident (21.3%).
5. In 2005 the Business Registry collected a total of \$281,065 in fees. \$156,575, or 55.7%, of this was derived from non-resident businesses (i.e. those businesses that work in Canmore, but do not reside in Canmore). Resident businesses and home occupancies contributed \$59,783 and \$53,757 respectively.
6. The number of registered businesses fluctuates depending on enforcement and compliance with the registry. The increased number of registered businesses in 2004 is partly a function of increased enforcement and compliance, as well as an increase in construction related businesses registering (particularly non-resident businesses).
7. From 2001 to 2003 the total amount of business registry fees collected increased by more than one-hundred thousand dollars. Although there were more businesses registered in 2005 than in 2003, the total collected in 2005 was \$5,000 less than in 2003 (reflecting a decrease in the number of non-resident business licenses, which pay a higher rate).

Interpretation:

1. Fluctuations in the business registry numbers may in part be due to community growth, but may also be influenced by registration compliance.
2. Although increased compliance likely plays a role in the large increase in registered Home Occupation businesses, there does appear to be a significant increase in these sector and opportunities for further increases in this type of business in Canmore.
3. While many businesses in Canmore are tourism related, there is an increasing trend to branch out into new markets provided by the increasing growth of weekend and non-permanent residents.
4. The fluctuations in the non-resident category may be due to out of town builders and contractors, which will not be sustainable at full-build-out. Currently there are fewer non-resident construction and trades contractors working in Canmore as there is very high demand for trades in Calgary and the rest of Alberta.

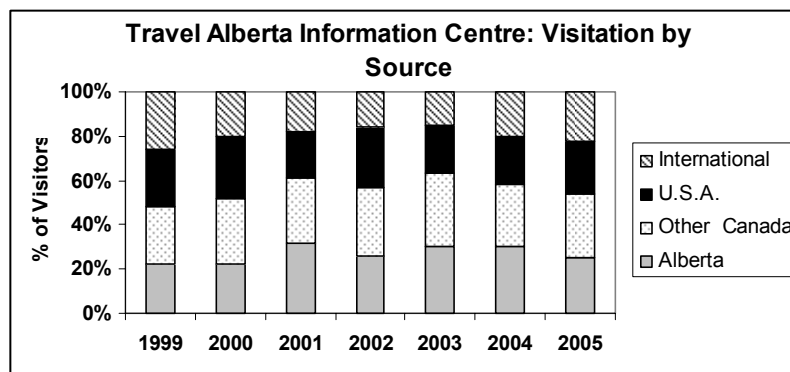
9. Tourism Industry

Tourism is an important component of Canmore's economy. The town is growing in reputation as a tourism and recreation destination. 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, to increase economic stability and reduce the risk of heavy reliance on one sector of the economy.



Tourism
The activities of persons traveling to and staying in places outside their usual environment for not more than one consecutive year for leisure, business and other purposes.

Source: World Tourism Organization



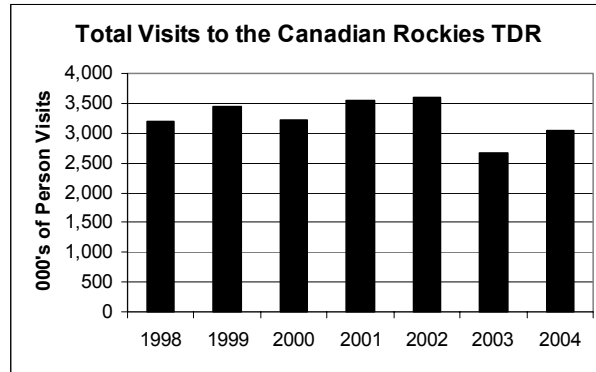
Source: Travel Alberta

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 6.9% from the 2001 levels with a further drop of 19.2% from 2002 to 2003. Visitation rebounded 22.2% from 2004 to 2005. There was also a drop in the proportion of total visitors from the United States and other international locations during the period from 2001-2003, and an increase in the proportion of visitors from

Alberta and other parts of Canada. Between 2004 and 2005, the proportion of visitors from Alberta dropped while visitation from other regions rebounded.

3. Total visits to the Canadian Rockies Tourism Destination Region (TDR) reached 3.59 million in 2002, dropping -25.5% to 2.67 million in 2003. Visitation rebounded by 13.9% in 2004, with a total of 3.04 million visits.
4. Parks Canada conducted a detailed survey of visitation to the Mountain Parks in 2003. The results of this survey show that there were 2.9 million visitors to Banff National Park in 2003.



Source: Alberta Economic Development

5. Canmore is host to a number of events that draw tourists and non-permanent residents as well as local residents. For many events, little information is available on the residency of the participants, but the above chart gives estimated numbers of attendees or participants for those events thought to draw many non-residents. Events were not included if they did not occur in Canmore in 2006. Other impacts to Canmore's event tourism market include the multi-million dollar Nordic Centre upgrades which will increase events and tourism use, and the loss of the Trans-Rockies Race which is now held in British Columbia.
6. Traditionally the Bow Valley has been considered to be a gateway for travellers west to B.C. and Vancouver. Tourism Canmore reports that there are an increasing number of travellers inbound to the Bow Valley and Alberta from B.C.

Canmore Event Tourism Examples	Estimated # of Participants in 2006 Events
Canmore Folk Music Festival	14,100
Canmore Highland Games	8,000
Canmore International Jazz Festival	500
Canmore Quilt Festival	550
CAUSE Canada Rocky Mountain Half Marathon (runners only)	1,190
Mozart on the Mountain	6,500
24 Hours of Adrenaline (riders only)	1,150
Vic Lewis International Band Festival	925
Estimated Total of Above Examples	32,915

Interpretation:

1. The Travel Alberta Visitor Centre statistics only give a partial picture of tourism trends and do not reflect the total extent of tourist activities. For instance, repeat visitors to the region, golfers, 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, as many people do their travel research on-line. The overall drop in number of visitors to the Centre

beginning in 2002 may be a reflection of the impacts of 9/11 and other global events and forces.

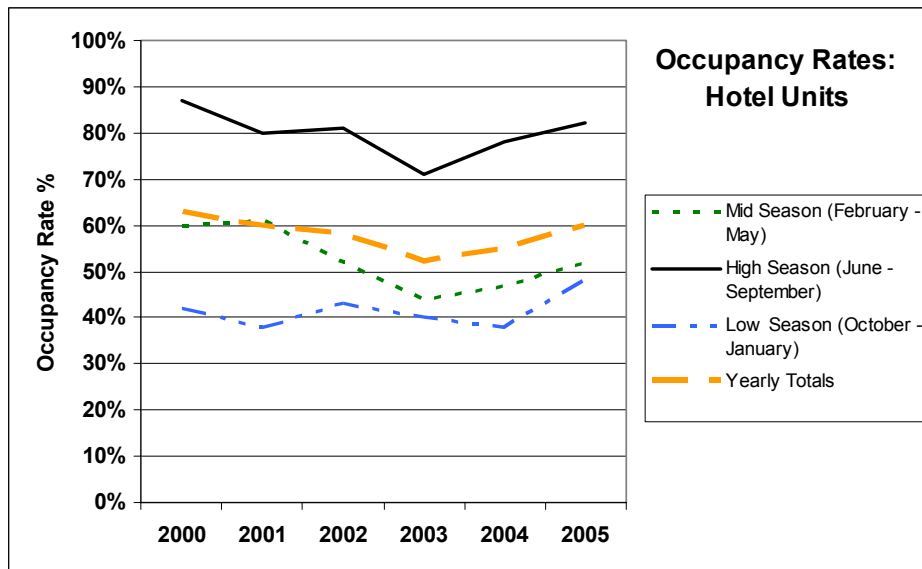
2. Increasing exposure to an international tourism market brings diversification and many opportunities for Canmore. However increasing reliance on international markets also increases the risk profile in the event of future disruptions in international tourist activity.
3. Amenity-migration and “real estate tourism” are emerging trends with different patterns than traditional tourism. The large increases in non-permanent residents and tourist homes are driving many of the changes in Canmore’s retail, hospitality, construction, and tourism sectors. Canmore is not simply a place for tourists to visit for a single vacation trip, rather many people are buying properties to reside in part-time or to use as rental units.
4. Activity-based or participatory tourism is another growing trend. Participatory tourism tends to be focused on engaging in activities rather than focused on place. With its wealth of recreational opportunities, Canmore is well positioned to capitalize on this increasing market.

Recommendations:

1. Special events play an important role in Canmore’s economy, providing an economic stimulus and increasing the community’s profile nationally and internationally. This indicator should be tracked over time to help to provide a better understanding of the role and impact of special events.
2. The non-permanent population and traditional tourists are both important components of Canmore’s economy. It is important to better understand the roles of the non-permanent population and tourism in terms of how they differ, what their impacts are, and to understand their differences and similarities.

10. Tourist Accommodations and Occupancy Rates

Tourism is one of Canmore's major industries. The occupancy rates of local hotels and motels are an important measure of the local tourism industry. Occupancy rates are affected by levels of visitation, the proportion of overnight visitors, length of stay, and the accommodation choices made by visitors. In 2006, the accommodation & food sector is directly responsible for more than 1,350 jobs (17.4% of all employment) in the Town of Canmore.



Source: Canmore Hotel and Lodging Association
(Compiled by Canmore Economic Development Authority)

Observations:

1. In 2006 there were a total of 2,114 registered accommodation units in Canmore, including Bed & Breakfasts, hotels, and vacation/rental suites.
2. Annual hotel occupancy rates were 63% in 2000, declining to a low of 52% in 2003, rising again to 60% in 2005. High season (June to September) rates declined from 87% in 2000, to 80% in 2001, reaching a low of 71% in 2003, and rising again to 82% in 2005. Low season (October to January) rates showed less variation, ranging between 38% and 42% in the period from 2000-2004. Low season rates rose substantially to 48% in 2005.
3. Occupancy rates for Condo rental units are only available for 2004 and 2005. Overall there was an annual occupancy rate of 44% in 2004, and 58% in 2005. Occupancy rates for condos only reflect those units that were part of a rental pool, individual unit rentals are not captured in these statistics. As of July 2006 there were 299 units of approved tourist homes in Canmore, with total accommodation space for 1,118 persons.

4. Investigations by the Town of Canmore's Planning and Engineering Services indicate that there appears to be a growing supply of unlicensed tourist homes for rent in Canmore. Many of these unlicensed units are advertised on the internet.

Community Initiatives:

In 2004, Tourism Canmore initiated a new data collection system with local hotels to gain better statistics on the tourism industry. This system is still under development and does not yet contain sufficient data to inform this report.

Interpretation:

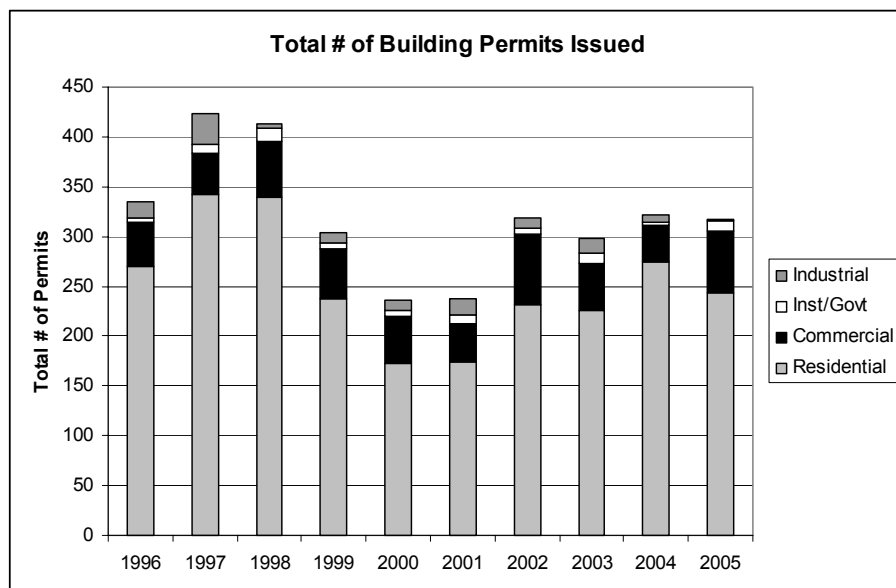
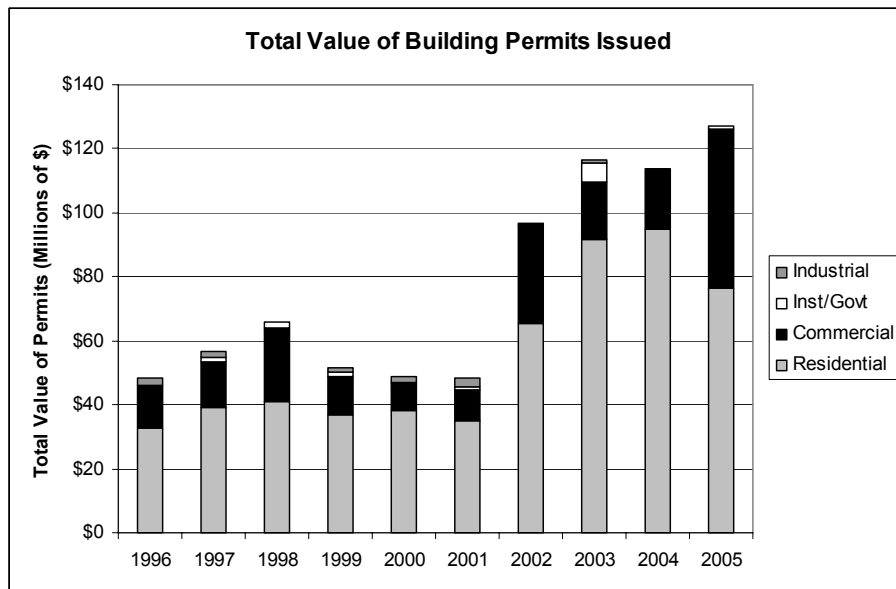
1. In terms of hotel occupancy rates, mid-season, low-season, high-season and total occupancy all increased from 2004 to 2005. Occupancy rates for condominium rentals also increased between from 2004 to 2005.
2. Canmore did not seem to be as directly affected by the impact of the SARS and 9/11 crises as neighbouring Banff and Lake Louise. This is due primarily to Canmore having a much smaller percentage of group tours and 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.

Recommendations:

1. It would be useful to have a larger sample size for occupancy rates for all types of hotel/vacation units (including those that are privately rented separate from commercially run rental pools).
2. Tourist and vacation homes are a major part of Canmore's economy with impacts on many facets of the town. A better understanding of what is driving these trends, and what challenges/opportunities they create for the community is required.

11. 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 is moving towards sustainable levels.



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

Observations:

1. In 2003 the total value of building permits issued surpassed \$100 million for the first time. There were a total of \$127 million dollars of permits issued in 2005.
2. In 2005 there were a total of 317 building permits issued, with a value of more than \$127 million dollars. Of the total value of these permits, 60.0% was residential, 39.2% commercial, 0.8% institutional/government, and less than 0.1% industrial.
3. There were record dollar values of residential construction in 2003 and 2004, with the total value of permits issued exceeding \$90 million in each year. In 2005 the value of permits issued for residential construction decreased to \$76.3 million.
4. Permits for commercial construction more than doubled from 2004 to 2005, from \$18.9 million to almost \$49.8 million. The increased value of commercial building permits is due in part to the increased development of tourist homes/vacation rental suites and projects such as the Silvertip Clubhouse/Hospitality & Sales Centre.
5. Construction costs for both residential and commercial projects have increased substantially during the past several years in Alberta, reflecting increasing costs of labour and materials due to the strong provincial economy.

Interpretation:

1. Between 2002 and 2005, the number of building permits issued per year has remained at approximately 300, however the value of building permits issued since 2001 has continued to increase. This reflects community growth in both residential and commercial buildings.
2. Residential development still dominates, however in 2005 there was a substantial increase in commercial construction. This relates primarily to the construction of several large tourist home/vacation rental suite properties.
3. Construction costs in Canmore have risen significantly through a combination of supply/demand pressures in Alberta's strong economy, and an increasing trend towards developing higher end properties

Recommendations:

1. Redevelopment is also a major segment of the construction industry. Tracking development vs. redevelopment will become increasingly important as Canmore approaches build-out and the rate of new construction decreases.
2. Some emphasis still needs to be placed on encouraging commercial development to ensure that tax burdens are not unduly shifted to the residential sector.
3. The commercial development of tourist homes should be monitored.

ENVIRONMENTAL INDICATORS

The following Goals and Criteria are Foundational Values for Canmore as described in the 2006 document *Mining the Future: A Vision for Canmore*.

Environmental Stewardship

Goals

As citizens of Canmore, we believe the following goals must be actively and tirelessly pursued if we are to realize our Vision. As a community, we must:

1. Maintain the biodiversity and ecological integrity of the Bow Valley ecosystem
2. Encourage and support programs and activities intended to create an educated and engaged public that embraces environmental stewardship
3. Define and promote the entire spectrum of cultural and ecological values associated with our mountain landscape
4. Acknowledge and respect the needs of both humans and wildlife regarding the use of the natural landscape
5. Acknowledge there are geographic and ecological limits in the Bow Valley, and that the reality of limits must be considered in discussions regarding continued use of the landscape by people and other species
6. Connect Canmore's role as a gateway community to Provincial and National Parks to the regional ecosystem; maintain regional connectivity of the surrounding landscape
7. Exercise leadership in environmental excellence through innovation and creativity.

Criteria

Decisions consistent with the following criteria will help us move toward achieving our goals. Accordingly, will the decision to be made . . .

1. Enhance community understanding of the responsibilities and trade-offs involved with living with wildlife in the Bow Valley
2. Provide opportunities for individuals to participate responsibly in wilderness recreational activities
3. Use the precautionary principle as defined below¹

¹ Precautionary Principle: The idea that if the consequences of an action are unknown, but are judged to have some potential for major or irreversible negative consequences, then it is best to avoid taking that action. In practice the principle is most often applied in the context of the impact of human society or new technology on an ecosystem, as the environment is a complex system where the consequences of some kinds of actions can be unpredictable.

4. Be made with community collaboration on environmental issues
5. Define the environmental and social impacts on an economic endeavour
6. Maintain regional wildlife connectivity, ecological integrity and biodiversity (do no harm).

Trends

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

Important air quality issues previously identified in the Bow Corridor were particulate emissions from industrial, natural and domestic sources; and air pollution from traffic along Highway 1 and from communities in the Bow Corridor. Updated air quality information for the surveys conducted since 2001 is not yet available.

The rate of per capita residential water consumption by has decreased, as has the rate of water use by businesses (on a per account basis). However due to Canmore's continuing growth total water consumption has increased. The Town is continuing to reduce "unaccounted for" water losses throughout the system through a program of leak detection and repair.

With the Waste Water Treatment Plant's efficiency improvements planned to begin in 2007, the plant should be able to service the community at full build-out. Unlike per capita residential water consumption, which has been decreasing since 2003, per capita wastewater generation has risen during that period (due in part to infiltration of groundwater into the sewer system).

Total waste landfilled (per capita) increased from 2001 to 2004, and then decreased by 24% in 2005 with the introduction of waste diversion strategies at the Francis Cooke Landfill. The increase in total waste is largely due to the increased rate of construction, renovation and demolition (CRD). The quantity of residential waste (per capita) remained relatively constant from 2003-2005. Since CRD waste is included in the calculation of total waste, meeting the solid waste reduction targets of 50% of 2001 levels by 2010 will be challenging. The development of a regional solution for organics composting remains in progress. Although bear proof garbage bins have been effective at reducing wildlife attractants, they are often misused as a disposal method for recyclables or material that should be deposited at the Class III landfill. Recycling rates (per capita) have generally trended upwards since 1998. This recycling increase may be partially due to increased convenience and awareness of recycling opportunities in Canmore.

The Town of Canmore continues to improve the energy efficiency of municipal operations. However, targeting the residential and commercial/industrial sectors (>80% of the GHG emissions) will produce the biggest reductions in overall emissions from Canmore. More reductions are also needed from the residential sector, which produces ~50% of the total GHG emissions. Public education, rebates and other initiatives may help expedite this process. The Town of Canmore's planned recalculation of GHG emissions in 2007 is extremely important as it will allow progress to be measured relative to the targets.

Many wildlife corridor issues have been addressed in the last few years, and several processes are underway to resolve the outstanding issues. There is a need for continued monitoring of wildlife and corridor functionality. Continued public education programs and interaction with trail user groups are also essential to help direct and manage human use in the corridors.

Canmore has improved the management of non-natural bear attractants in recent years. The bear-proof garbage containers introduced in 1999 greatly reduced the number of garbage/bear incidents. The bins must be maintained and in good condition to be effective. By-laws restricting birdfeeders and prohibiting outdoor composting of food also help reduce incidents. Continued monitoring of bear incidents relating to attractants such as garbage and golf course vegetation is useful to determine the effectiveness of their attractant management methods. The Province, the Town, golf courses, developers, and local residents should work together to minimize and manage potential bear attractants in the community.

With the low reproductive rate of the local grizzly bear population, further human-caused bear mortality must be minimized. Education programs, management of vegetation attractants and bear aversion programs, are working to reduce negative wildlife/human conflicts in the Bow Valley. The 2007 bear hazard assessment report will help improve long term bear management plans for the Bow Valley.

Wildlife vehicle collisions remain a concern, as they pose a threat to both wildlife and humans. On average, 90 wildlife vehicle collisions occur each year on Highway 1 from Banff Park Gate to Highway 40 and on Highway 1A from Canmore to Exshaw. Most of these involve deer and elk, but bears, wolves, cougar and lynx are also killed. The highway underpasses at Stewart Creek and Deadman's Flats provide avenues for wildlife movement, while the associated fencing improves safety for both wildlife and drivers.

Canmore continues to grow and change dramatically as development continues. Major projects include the redevelopment of Spring Creek Mountain Village, commercial and residential development at SilverTip, tourist home construction on Kananaskis Way, and further residential, commercial, and golf course development in Three Sisters Mountain Village.

Suppression of forest fire in the lands surrounding Canmore have resulted in local forests with heavy accumulations of fuel and an aging forest structure, making them very susceptible to fire. Fuel modification and vegetation management programs in and around the Town are targeted at reducing the threat and impact of a large-scale fire. Town requirements for developers to include fire resistant roofing materials, adequate separation between vegetation and buildings, wildfire risk assessments, and fuel modification will help reduce the spread of fire in developed areas.

The aging forests surrounding Canmore have become susceptible to Mountain Pine Beetle infestation. Local Pine Beetle initiatives include detailed surveys, selective logging, and prescribed burns. In this area, there is the potential for a rapid increase in

trees infected with Pine Beetle. Beetle management is done in an integrated fashion, with considerations for mitigating forest fire hazard, improving forest health, and impacts on wildlife and their habitat. The infestation of beetles is symptomatic of the much larger situation of older forests, species distribution, and changing climatic conditions.

Reduction in the nutrient levels of effluent from Bow Valley wastewater treatment facilities, is helping to return the Bow River to more natural water conditions. However there is still an unnatural species composition in the river due to over-angling, construction of hydroelectric facilities; and introduction of non-native species. Recovery efforts for native fish will be difficult due to the complexities of fish management and due to the need for cooperation by the hydroelectric facilities.

Introduction

Canmore is both geographically bounded and ecologically significant and needs to ensure its mountain landscapes remain healthy over time (Mining the Future: A Vision for Canmore 2006). 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 (including humans) 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.

Air

1. Air Quality

Water

2. Water Consumption and Quality
3. Wastewater

Solid Waste and Recycling

4. Solid Waste
5. Recycling, Toxic Round-up & Paint Exchange

Energy Use and Transportation

6. Energy Use and Greenhouse Gas Emissions
7. Transportation

Wildlife

8. Wildlife Movement Corridors and Habitat Patches
9. Wildlife Attractants
10. Wildlife Incidents and Outcomes
11. Wildlife Highway Mortality

Landscape

12. Quantitative Land Uses
13. Wildland Urban Interface
14. Forest Health
15. Aquatic Health and Fisheries

1. 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. Two subsequent MAML studies have been undertaken but the results have not yet been published so there is no additional MAML air quality data available.

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 during the 1999 to 2001 studies. 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} (particulates less than 2.5 micrometres in diameter: respirable particulates) levels in Exshaw exceeded the 24 hour CWS benchmark concentration of 30 µg/m³ once during the 307 day monitoring period.
4. Alberta Environment estimates that the one hour equivalent to the 30 µg/m³ 24 hour benchmark concentration for PM_{2.5} is 80 µg/m³. A total of 5 hours in excess of 80 µg/m³ were recorded during the 307 days of monitoring in Exshaw. The maximum measurement during this time was 207 µg/m³. The overall average concentration of PM_{2.5} during this period was 11.2 µg/m³.
5. The Exshaw station measured PM₁₀ for a total of 59 days. The 24 hour PM₁₀ (particulates less than 10 micrometres in diameter: inhalable particulates) guidelines exceeded the 24 hour TSP (total suspended particulates) guidelines of 100 µg/m³ once during this period with a reading of 107 µg/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 (both natural and prescribed burns).

Community Initiatives:

1. The Clean Air Strategic Alliance (CASA) conducted remote vehicle emissions monitoring on Highway 1, in 2006, the results are still being analyzed and have not yet been released.
2. In 2005, a Let's Drive Green vehicle emissions clinic was held in Canmore hosted by the Bow Valley Clean Air Society and the Biosphere Institute of the Bow Valley. Approximately 100 drivers brought their vehicles to be tested.
3. In 2005/2006, as part of the Biosphere Institute's One-Tonne Challenge campaign, each Canmore household received anti-idling information in their utility bill. Display booths went out to community events and anti-idle bumper stickers were distributed. The Town placed anti-idling road signs at the Canmore railway crossings. Town fleet vehicles also received "Idle Free Canmore" licence plates and the garbage truck displays an anti-idle sign.
4. In conjunction with local stakeholders (including the Town of Canmore and Bow Valley Clean Air Society) the Calgary Health Region has been working on developing an airshed zone based on the Clean Air Strategic Alliance (CASA) model. Airshed zones refer to areas of Alberta where local groups of stakeholders, including citizens and government, play a key role in managing air quality concerns. There are currently 6 existing airshed zones in the province. The boundary for the airshed is the Calgary Health Region, with the exception of those areas already included in the Parkland Airshed. As of December 2006, the group has just completed a feasibility assessment and has submitted a non-profit status application. Plans for an ambient air quality monitoring program are currently being developed.

Interpretation:

1. Interpreting ambient air quality data is challenging because of the large number of environmental and sampling variables involved. As measured by the 1994 and 1999-2001 surveys, the air quality in Canmore is generally within the Alberta Environment standards. The delays in providing current air quality monitoring data for this region, make the data collected much less useful.
2. Forest fires and prescribed burns can have a negative impact on air quality, increasing airborne 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.
3. As the population of Canmore continues to grow, and traffic in Town and on Highway 1 increases, it will be increasingly important to continue to monitor air quality in the Bow Valley.

Recommendation:

1. The Alberta Government should provide local air quality monitoring data for this region in a timely manner.
2. Education should continue on actions that improve air quality such as anti-idling, carpooling, alternative fuels and alternative means of transport.

2. Water Consumption and Quality

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 Spray Reservoir via the Rundle Forebay, and from a groundwater aquifer beneath the town. The Town's aquifer is very productive, however receding glaciers and potential reductions in snow pack and spring run-off highlight the importance of adaptive measures against climate change.

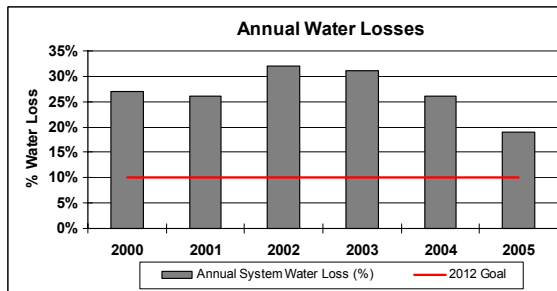
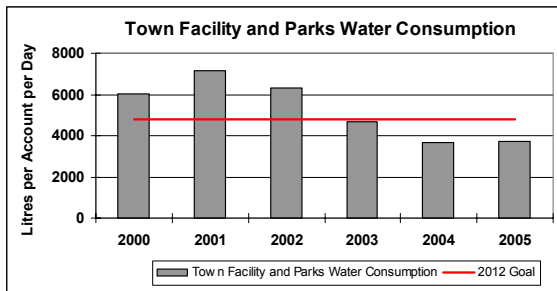
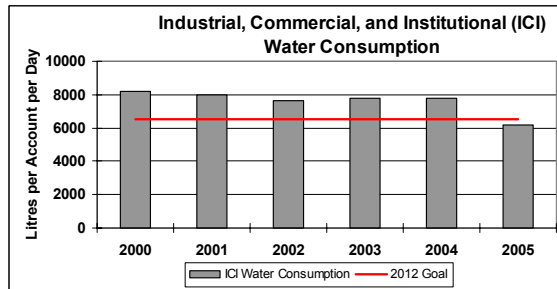
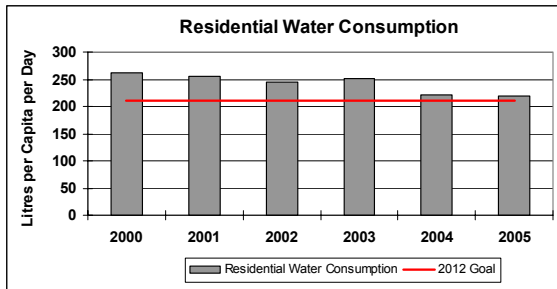
The Town of Canmore is working to reduce loss of unaccounted for water from the system, reduce per capita residential water consumption, and reduce average account use by industries, commercial users and institutions. Canmore's surface water treatment plant is a modern facility operated under contract 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.

Threshold:

As part of the 2003 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.



Source: Town of Canmore Utility Services Annual Report

Note: Per capita residential use calculated on the basis of the permanent population.

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. The Town of Canmore's Level II surface water treatment plant is equipped with a 7 mega litre per day (ML/d) direct filtration plant with UV followed by chlorination. The groundwater supply, with a capacity of 13 ML/d, is chlorinated and supplies approximately half of the Town's residents.
3. To ensure an appropriate treatment regime for the ground water source, the Town of Canmore conducts ongoing analysis to determine if there is any conductivity between surface contaminants and the aquifer. To date there is no evidence of this conductivity, which may be due to the horizontal flow in the aquifer which would move contaminants in a horizontal direction and not down to the well inputs.
4. A certain percentage of water in any system is unaccounted for. The Town has conducted an annual water loss audit since the year 2000. Leak detection and repair is conducted twice annually but inevitably, some water is lost through leaks. Other sources of loss include: theft through illegal connections, malfunctioning controls, and meter inaccuracies. Total water losses reached 32% in 2003, but were reduced to 19% in 2005. The geology of Canmore poses a major challenge in locating water leaks. The water lost from leaking pipes quickly disappears into the granular soils rather than surfacing where it can be easily discovered.
5. Since 2001, total town facilities and parks water use has decreased by 29.6% or 38.5% L per account per day. This is due in part to water saving retrofits and in part to improved conservation practices in park irrigation systems.
6. Total industrial, commercial, and institutional (ICI) consumption increased by 23.2% from 2000 to 2005, however, on a per account basis, consumption decreased by 24.4%.
7. Water meters were introduced into all homes and businesses between 1996 and 1998. By the year 2000 per capita water consumption had dropped 21% from 333 litres per day to 262 litres per day. By 2005, it had dropped to 219 L per capita per day. This is a decrease of 9.7% since 2000 in total residential use or 16.6% per capita.
8. Because of the high percentage of second home owners in Canmore, residential water charges are structured differently than in some other communities. There is a need to provide the infrastructure to support the potential use, even though second home owners use less water. To deal with this issue, Canmore has a higher base rate, designed to contribute about 50% of revenue from the base rate and 50% based on volume used. In 2006 the residential base rate was \$9.32 with a consumption rate of \$0.433 per cubic meter of water used.
9. Per capita water consumption (for all uses) decreased from 430 to 407 L per person per day (or 5.4%) from 2000 to 2005, while total water consumption (for all uses) increased by 2.4%.

Community Initiatives:

1. An upgrade to the surface water treatment facility was completed in 2003. The upgrade included the addition of ultraviolet (UV) disinfection as an added barrier to pathogens including *Giardia* and *Cryptosporidium*.
2. Dual flush toilets, low flow showerheads, and low flow faucets were installed in 2003 in some town operated facilities as part of the 2003 Water Management Goal.
3. In 2004, the Town completed a Water Demand Management Plan to serve as a map for achieving the goal statement.
4. Water Fixture Retrofit Programs were completed at the Canmore Recreation Centre and the Environmental Services Centre in 2004. Water savings of up to 60% were achieved by installing dual flush toilets, waterless urinals, and low flow showerheads. A water line leak at the Recreation Centre was also repaired, and water use for the overall facility has been reduced by almost one third.
5. The Land Use Bylaw has included a wellhead protection zone to limit the types of industry and business that can develop in that area. The few facilities that existed prior to the bylaw amendment have been allowed to remain.
6. The Town of Canmore's Water Conservation Rebate Program offers residents rebates ranging from \$5-\$65 as incentives to replace old showerheads and toilets with new water efficient fixtures. As of December 2006, a total of \$14,455 in rebates has been given for 251 replacement toilets in 178 households.
7. Bow Riverkeeper is working with communities and citizens in the Bow River watershed to bring awareness about water scarcity issues and how to reduce residential water use through a campaign entitled "Friend of the Bow". The Biosphere Institute is also working on water conservation education, previously through its One-Tonne Challenge program and currently through its Bow Valley Sustainability Hub program.
8. In August 2006, Alberta Environment approved the South Saskatchewan River Basin Water Management Plan. Due to concerns of over-allocation of water resources and dwindling instream flows, a moratorium was placed on water withdrawal permits from the Bow River. At this point in time, no additional permits for water use will be approved by the government.
9. The Alberta Plumbing Code has not been changed to restrict the installation of higher volume toilets, however a municipality can set a bylaw. Cochrane has set a 4.5 litre maximum flush for the installation of new toilets and Calgary has set the maximum at 6 litres.

Interpretation:

1. The Town's aquifer is very productive, however glaciers that currently provide reliable summer flows for Alberta's major river systems are melting faster than they are recharged by snowfall. This leads 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.
2. On a per capita or per account basis there are decreases in water use by both residences and businesses, suggesting improved water conservation practices. However, as Canmore continues to grow, increases in total water use are expected

and water conservation will become a key issue and an important part of a sustainable community.

3. Residential water consumption decreased with the introduction of water meters in homes in Canmore. Further reductions in recent years suggest that factors such as increased awareness around water conservation and/or increases in water price may have had impacts. Outdoor water use may also have decreased through the introduction of xeriscaping practices.
4. The Town of Canmore's efforts to reduce water loss are continuing, and annual water losses have been decreasing since 2002 when several of these initiatives began.
5. The quality of the Town of Canmore's water is quite high, in part because of the high quality water sources from the aquifer and Spray Lakes.

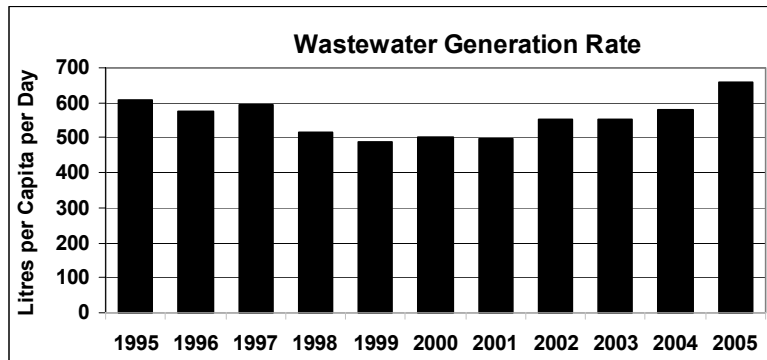
Recommendations:

The Town of Canmore should continue with its efforts to reduce system leakages as well as support public awareness initiatives for water conservation.

3. 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.

The WWTP was commissioned in 1997, and includes screening and clarification for primary treatment. This is followed by biological aerated filtration for secondary and tertiary treatment. The treated waste water then passes through a UV disinfection unit prior to being discharged to the river.



*for Permanent Population

Source: Town of Canmore Annual Wastewater Report

Wastewater Characteristics				
Wastewater Parameter	2003 Average Effluent	2004 Average Effluent	2005 Average Effluent	Effluent Approval Limit
Total Suspended Solids (TSS) (mg/L)	8.2	13.6	7.5	< 20
Biological Oxygen Demand (BOD ₅) (mg/L)	13.3	9.8	10.3	< 20
Total Phosphorus (mg/L)	0.5	0.6	0.7	< 1.0 (Oct-June)
Total Ammonia Nitrogen (mg/L)	5	5.5	3.3	< 5.0 (July-Sept)
Fecal Coliforms (MPN/100ml)	43	228	99	< 200
Total Coliforms (MPN/100ml)	185	1296	581	< 1000

Regulatory and Environmental Index							
Activity	Actual Values						Targets
	1999	2000/2001	2001/2002	2002/2003	2004	2005	
Approval to Operate Violations	25	10	4	1	13	5	6
Environmental Releases	11	15	4	4	6	2	9
Proactive Activities	2	9	9	8	18	14	9
% Completion of Required Regulatory Reporting	100%	100%	100%	100%	100%	100%	100%

(Note: This data is from the Town of Canmore's performance evaluations of EPCOR for drinking water and the Wastewater Treatment Plant. The targets are part of the contract between EPCOR and the Town of Canmore.)

Observations:

1. The WWTP is a level III tertiary treatment plant with a capacity of 22ML/day.
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 loss of filter media and poor performance of the legacy UV system resulted in 3 months of Alberta Environment Approval violations (for coliforms) in early 2004. During 2005 the filtration system was optimized and the UV disinfection system was upgraded. There were no violations due to exceeding limits in 2005 (rather they were due to errors in sampling or recording of data).
4. Wastewater production has increased from 4.6 ML/day in 1995 to 7.6ML/day in 2005.
5. Per capita wastewater production (LPCD=Litres per capita per day, based on permanent population) decreased from 607 LPCD in 1995 to 499 LPCD in 2001. From 2001 to 2005 wastewater production rose to 661 LPCD.
6. Biosolids (organic materials resulting from the treatment of sewage sludge) are dewatered to ~20% solids and are then hauled to Medicine Hat. There they are composted and turned into a soil amendment product. In 2005, the WWTP produced 2,527 Tonnes of biosolids. There are discussions underway to establish a composting facility to compost Canmore's biosolids and organic food waste. Finding a suitable location for the facility continues to be an issue.

Wastewater treatment plants can remove significant amounts of contaminants from municipal wastewater, which can contain grit, debris, suspended solids, pathogens, oxygen-depleting wastes, nutrients, and about 200 different metals, persistent organic compounds, and other chemicals. There are generally up to three different levels of wastewater treatment:

Primary: Removal of debris and suspended solids by screening and settling.

Secondary: Use of biological processes to break down organic material and remove additional suspended solids.

Tertiary: Advanced cleaning of wastewater that goes beyond the secondary or biological stage, removing nutrients such as phosphorus, nitrogen, and most BOD and suspended solids (Canmore WWTP at present)

7. When water levels rise in June, there is inflow and infiltration into the sewers, causing the WWTP to treat a higher volume than would otherwise be needed. This extra volume is difficult to quantify, and currently more effort is being put into finding leaks from the water outflow system than the inflow (wastewater) system.
8. A \$10 million upgrade of the WWTP is planned to begin next year. The upgrade should be sufficient for the needs of the population at full build-out.

Interpretations:

1. With the WWTP efficiency improvements planned to begin next year, the plant should be able to service the community at full build-out.
2. Unlike per capita residential water consumption, which has been decreasing since 2003, per capita wastewater generation has risen during that period. Some decreases in wastewater volume would be achieved through reductions in infiltration into the sewers.

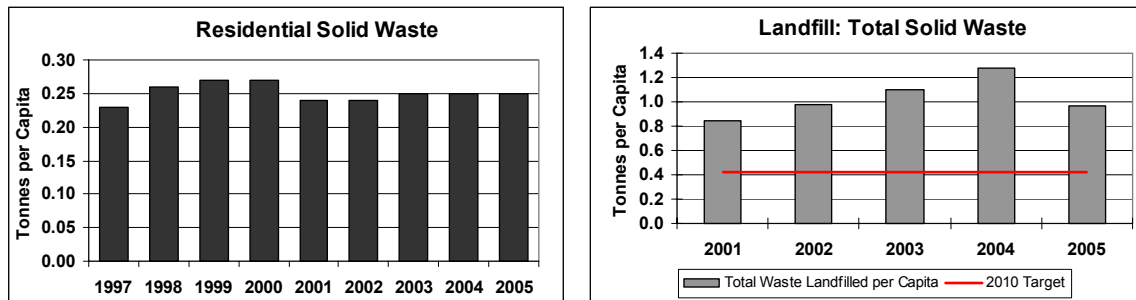
Recommendations:

The increase in per capita wastewater generation suggests that targeted efforts are needed to help reduce these numbers. These efforts could include actions to reduce infiltration as well as public education initiatives.

4. 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. This section focuses on solid waste (wet and dry), while the next section looks at recycling efforts to reduce waste.

The Town of Canmore is a member of the Bow Valley Waste Management Commission (BVWMC). The Commission operates The Francis Cooke Regional Class III Landfill site for recycling and disposal of construction and demolition waste. The landfill is located east of Exshaw in the MD of Bighorn.



*Note: per capita based on Permanent Population

Source: Town of Canmore Solid Waste Services Annual Reports

Note:

Wet Waste includes household garbage

Dry Waste is mostly construction and demolition material

Total Solid Waste = wet + dry waste

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. Total solid waste (wet and dry) landfilled per capita (based on permanent population) increased from 0.84 T in 2001 to 1.28 T in 2004, decreasing 24.3% to 0.97 T in 2005.
2. From 1997 to 2005 residential solid waste has ranged between 0.23 and 0.27 Tonnes per capita (remaining stable at 0.25 T per person from 2003 to 2005).
3. The total amount of dry waste landfilled increased from 3,747 T in 2001 to 9,127 T in 2004, decreasing to 5,431 T in 2005. During the same time period wet waste only increased 649 T, from 5,400 in 2001 to 6,049 in 2005.
4. 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 Regional Class III 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.

5. In 2005, the total waste generated from municipal buildings was 94.6 Tonnes, up from 88.1 T in 2004.
6. As of 2005, there are 187 pedestrian waste containers located throughout the Town. This is an increase of 29 containers or 18% from 2004. Returnable beverage recycling containers are attached to 22 of the pedestrian waste bins.

Community Initiatives:

1. The curb-side collection of household garbage was replaced by neighbourhood animal proof garbage bins in 1999. There are a total of 176 residential waste containers located throughout Town.
2. The 2005 Spring Community Clean Up was very successful. During the 5 hour program, 207 volunteers (144 volunteers in 2004) donated their time to clean up along roadways ditches, watercourses, trails, public fields and parks.
3. A household large item clean up is available to Canmore residents once in the spring and once in the fall of each year. It includes old furniture, white goods (i.e. stove and dryer), assorted metals, bundled wood and branches, etc.
4. The Town of Canmore is currently working in conjunction with the local development industry to draft a policy mandating the source separation of 50% of the Construction Renovation, and Demolition (CRD) waste, to reduce the quantity of material sent to the Class III landfill.

Interpretation:

1. Canmore is a rapidly growing community, and the total quantity of waste materials generated is strongly affected by rate of CRD waste. There was a notable reduction from 2004 to 2005 in total waste landfilled, the first per capita reduction in total waste landfilled since 2001. The primary factor in this reduction is the increasing proportion of CRD waste that has been separated and recycled at the Francis Cooke Landfill.
2. The reduction in total waste sent to the landfill in 2005 moves Canmore in the right direction towards meeting the SWAP goal of a 50% reduction of 2001 levels by 2010. However, landfill rates in 2005 are still higher than in 2001 so it will still require significant reduction and diversion of waste to meet the targets by 2010.
3. Developing solutions for organic waste composting and increasing residential recycling will reduce the quantity of commercial and residential waste sent to the Class II landfill.
4. Although bear proof garbage bins have been effective at reducing bear/garbage incidents they are also commonly misused for waste disposal. Residential garbage bins often contain lots of recyclables as well as construction or other debris. It is possible that disposing of material in the garbage bin is an easy and anonymous way

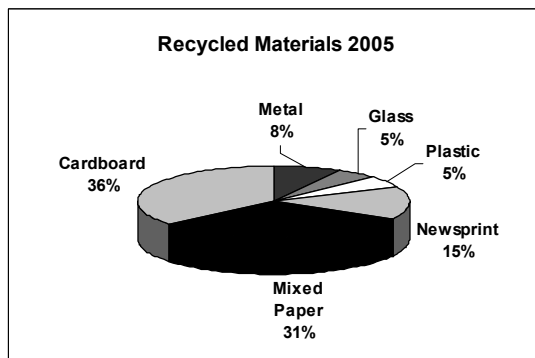
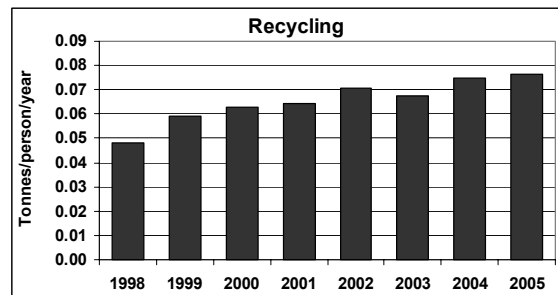
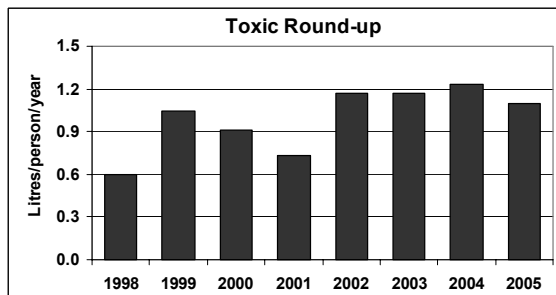
to get rid of it, instead of recycling materials in the appropriate fashion or delivering materials to the Class III landfill.

Recommendations:

1. CRD waste is a significant component of total waste generated in Canmore. To meet the current goals of the SWAP an increase in the proportion of CRD waste that is diverted and recycled will be required.
2. The SWAP goals should be re-examined and perhaps separated into two different waste reduction goals: 1) Residential waste; and 2) CRD waste. Residential waste and CRD waste are essentially two separate streams, with the actions of individual residents having little impact on the actions of the construction industry and vice versa.
3. Continue working towards a regional solution for organic waste.
4. Continue to promote the 3 R's in the community and develop solutions to reduce the amount of waste generated and landfilled by residents.

5. Recycling, Toxic Round-up & Paint Exchange

As a community, an important goal is to encourage and support programs and activities intended to create an educated and engaged public that embraces environmental stewardship (Mining the Future: A Vision for Canmore 2006). Recycling plays a major stewardship role by diverting waste from landfill sites, while the toxic round-up helps ensure hazardous products are properly disposed of. The paint exchanges allow for reuse of full or partially used containers of unwanted paint. This group of indicators 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.



Source: Town of Canmore Solid Waste Services Annual Report

Observations:

1. Total tonnes of recycled materials increased from 468 T in 1998 to 872 T in 2005. This represents a per capita increase of 28.2 kg per person.
2. Mixed paper, newsprint, and cardboard represented 83% (by weight) of the materials recycled in 2005.
3. In 2005, the Town continued its Leaf & Grass Waste collection and composting program and diverted 86.3 Tonnes of yard waste from landfill (80.3 Tonnes in 2004).
4. In 2005, the Town continued its Scrub & Brush Waste collection program. Acceptable items included branches, twigs and logs. The program diverted 51 Tonnes of this material from the landfill, up 14% from the 44.8 Tonnes collected in 2004.

Community Initiatives:

1. The Town operates two permanent recycling depot facilities on Boulder Crescent and at Sobeys Grocery Store on Railway Avenue. The depots are open 24 hours a day, 7 days a week.
2. A portable Community Recycling Trailer was purchased in the fall of 2005. The unit is moved to a different neighbourhood each day of the week providing more convenient access to recycling services for the residents of Canmore.
3. Approximately 100 households in Canmore pay additional fees to Flying Pigs Curb Side Recycling, a private contractor for regular curb-side collection of their recyclable materials. These materials are deposited at the Boulder Recycling Depot and are included in the total materials recycled.
4. The Boulder Recycling Depot accepts the following recyclable items in addition to the ones accepted at the other depots: electronics, oil products and containers, and car batteries.
5. The Francis Cooke Regional Class III Landfill site diverts the following products from the landfill:
 - Concrete and asphalt are stockpiled then ground, crushed into aggregate products for sale to local contractors;
 - Kiln dried lumber is chipped and taken to Calgary to make pulp for paper on the back of asphalt shingles;
 - Scrub and brush is chipped to make compost amendment and landscape products,
 - Leaves and grass are composted and turned into soil products which are sold to the community from the landfill site,
 - Tires go to the Tire Recycling Alberta Program which use them to make a variety of products including rubber mats and roofing tiles,
 - Cardboard is baled and taken to fibre markets
 - Metal is taken to Calgary for metal smelting, and
 - Auto wrecks go with the metal for salvage.
6. Results from the Construction, Renovation, Demolition Source Separation Initiative Task Force Final Report 2005 suggest that a number of adjustments to the pilot project are required to make the program successful. A draft policy is currently under development that would use the Development Permit and Building Permit process to encourage source separation on residential and non-residential construction sites.
7. The BVWMC hired a new regional recycling coordinator to work across the region to consolidate programs.
8. The members the Bow Valley Waste Management Commission organized four Toxic Round Up & Paint Exchange events throughout the region; one hosted by the Town of Banff, one by the MD of Bighorn and two by the Town of Canmore. This provided residents of the Bow Valley opportunities to participate in four annual events within a six month period. Paint that is not exchanged gets sent to a paint reuse facility in Calgary where it is rebled and sold. The Canmore Toxic Round up collected 5,815 L of Household Hazardous Waste (HHW) in 1998, and 12,550 L in 2005. This is a per capita increase of 0.50 L per person.
9. The Canmore Bottle Depot is a private operation that accepts all approved beverage containers. This type of recycling is also increasing. In 2005 the depot diverted a

total of 615 Tonnes of recyclable beverage containers (up from 520 in 2004) including 540 Tonnes of glass (compared to 450 in 2004).

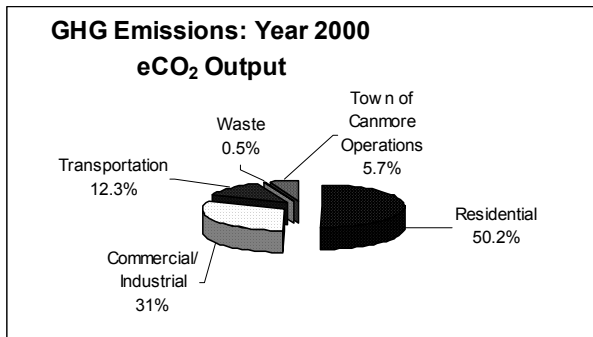
10. Items that are still usable can have extended use through the Bow Valley Freecycle website, or the Victory Thrift Store in Canmore or be sold/purchased in Canmore through Switching Gear sports consignment store, Second Story book store, Mountain Rocks Music or Trend Fashions clothing stores. Opportunities are also available through various community garage sales and ski, bicycle, and sporting goods swaps.

Interpretation:

1. The increase in recycling may be partially due to increased convenience and awareness of recycling opportunities in Canmore.
2. Toxic Round-Up collections decreased slightly in 2005 compared to 2004, suggesting either decreases in the use of toxic materials, or decreased proper disposal by the public or a combination of those two factors. Alternatively, increased Toxic Round-Up collections could indicate increased purchases of hazardous/toxic substances by residents.

6. Energy Use and Greenhouse Gas Emissions

In Canmore, it is important to exercise leadership in environmental excellence through innovation and creativity (Mining the Future: A Vision for Canmore 2006). 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) was developed in 2005. 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), established reduction targets (Milestone 2), developed a local action plan (EMAP) (Milestone 3) and is undertaking or planning for a number of initiatives and actions identified in EMAP.



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 capita 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 in Canmore, accounting for 50% of the total in 2000.
2. The commercial/industrial sector is the second largest source, producing 31% of total GHG emissions in 2000.
3. The Town of Canmore’s municipal operations were responsible for 5.7% of total GHG emissions in 2000.
4. In January 2004, the Town committed to a green power purchasing level of 20% of all power for town facilities (with the exception of water and wastewater facilities operated by Epcor Water Services). In January 2006, that level was raised to 40%. All water and wastewater facilities will be serviced with 40% green power in 2007 (as

part of an AUMA agreement). Currently the base level provided is 20%, but the town pays a surcharge to have it supplied at the 40% level.

Community Initiatives:

1. In 2007, the Town of Canmore will continue green house gas (GHG) monitoring and tracking of its Town facilities and community energy consumption. This will allow updates and comparisons to the 2000 data shown above.
2. The Town is moving ahead on its alternative fuels initiative. Currently, both of its solid waste collection vehicles are run on biodiesel, and a biodiesel fuel-station has been installed at the Environmental Services Centre. There are plans for expanded use of biodiesel next year for most town diesel vehicles. The Town also has a hybrid car in its fleet.
3. Starting in 2007, a fleet rationalization process will be undertaken with each Town of Canmore vehicle purchase. This will involve a “right sizing” rationalization exercise to choose an appropriate-use vehicle based on size, type and fuel in order to reduce GHG emissions.
4. The Town of Canmore’s energy efficiency retrofits include: lighting retrofits, and heating ventilation and air conditioning (HVAC) controls. Traffic lights have been changed to energy efficient LED lighting systems. The Canmore Recreation Centre is undertaking a capital life cycle replacement which involves replacing HVAC systems. Most Town facilities have had lighting retrofits completed.
5. The Canmore Civic Centre, completed in 2004, was the first LEED Silver certified building in Alberta. The building was designed and constructed to exceed the energy performance guidelines of the Model National Energy Building Code by 43%.
6. The Green Building policy was passed in 2005 and directs all construction and renovation of facilities to be built to the LEED Silver certification standard.
7. The Town is currently developing its Green Procurement Policy and Guideline, to initiate sustainable purchasing decisions within the Town operations.
8. In 2004/5 the Biosphere Institute of the Bow Valley collaborated on the One-Tonne Challenge initiative with the Town of Canmore and the Town of Banff. The program challenged individuals to reduce their emissions by one tonne or 20%. The Bow Valley One-Tonne Challenge program had one of the best on-line participation rates per capita in all of Canada. In 2006 a campaign of education about energy efficiency continued with the Bow Valley Save-A-Watt Program targeting home electricity consumption, and the Bow Valley Sustainability Hub EcoTeam Program.
9. Local businesses have taken the lead in becoming more sustainable either on their own initiative, through local, national or international programs (i.e. The Natural Step to a Sustainable Canmore, Bow Valley Sustainability Hub, ECOMmodations Rating Program), or through a combination of these. For example, local developers and builders have incorporated construction and planning initiatives into their developments and homes that will result in GHG reductions. These include the geothermal plans for Spring Creek Mountain Village and the Built Green Homes constructed by Riverdale Homes. The Radisson Hotel and Conference Centre has introduced a number of sustainable policies and retrofits, and the Rocky Mountain

Flatbread Company provides a hands-on sustainability program to Bow Valley schools.

10. The Town of Canmore has created an Environmental Care Program Coordinator position which advocates for each of the environmental care programs including EMAP (Energy Management Action Plan), SWAP (Solid Waste Action Plan), WMAP (Water Management Action Plan).
11. The planning and engineering department are developing a community initiative which includes a sustainability screening process and Green Building and Site Guidelines.
12. The Town and the Biosphere Institute of the Bow Valley have been working together to provide local anti-idle street signage, fleet vehicle signage and a public anti-idling campaign that includes education and site monitoring. In 2005, the Town introduced an internal anti-idling policy targeted at Town fleet vehicles.
13. The Town of Canmore's Planning and Engineering Departments are working on upgrading the road system to incorporate bicycle traffic, which includes increasing the number of bicycle zones. As part of the Regional Mobility Strategy, commuter transportation strategies and pedestrian bicycle initiatives are being considered. These include pedestrian and bicycle plans and a newly completed paved trail to Harvie Heights.

Interpretation:

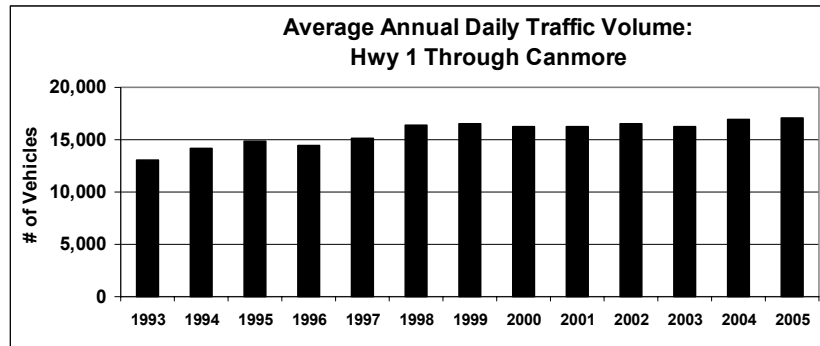
1. The Town of Canmore's many GHG reduction initiatives are critical as examples to the community. However, targeting the residential and commercial/industrial sectors (which account for over 80% of the GHG emissions) will produce the biggest reductions in overall emissions from Canmore. Several local businesses are taking the lead with their own sustainable planning, building, retrofitting and policies. More reductions are also needed from the residential sector, which produces 50% of the total GHG emissions. Public education, rebates and other initiatives may help expedite this process.
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. The community wide GHG reduction goals are per capita based on the permanent population, however the rapid growth of the non-permanent population is the main driver increasing Canmore's total population and are a factor in total energy use by the community.

Recommendations:

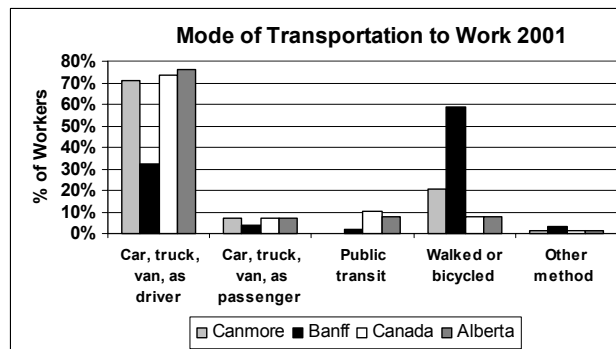
The Town of Canmore's planned recalculation of GHG emissions in 2007 is extremely important as it will allow updates and comparisons to the 2000 data shown above.

7. 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

Note: Updates from the 2006 Census of Canada are not yet available

Observations:

1. 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.
2. In 2005 1,050 people, or 13.6% of Canmore's labour force was employed in Banff, however there is no public transit for commuters (with the exception of staff buses for the ski industry).
3. The Transportation Master Plan identifies the Benchlands overpass as a concern for both pedestrian and bicycle traffic.
4. 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.
5. The 2001 Census of Canada reported that 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%).

6. From 1993 to 2005 the annual average daily traffic on Highway 1 has increased from 13,080 to 17,080 vehicles per day. The average daily summer traffic was 20,760 vehicles per day in 2005. 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.
7. There is currently no public transit system in Canmore. The Town of Canmore Transit Feasibility Study was completed in 2006. The study explored potential routes and ridership thresholds required for a viable public transit system in Canmore. The Town of Canmore is integrating these findings into its 2006 Transportation Master Plan.

Community Initiatives:

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. Projects currently under investigation include public transit, intelligent transportation systems (ITS), and a recreational/commuter trail between Exshaw (through Canmore) and Banff.
2. The 2001 Transportation Master Plan recommends developing options to vehicle traffic. An additional pedestrian bridge was constructed over the Bow River in 2002, and a pedestrian underpass was constructed under the Bow River Bridge in 2003.
3. In the summer of 2006, a section of paved path was constructed on the north side of the Palliser trail. This path is part of a larger potential commuter/recreational path system between Exshaw and Banff.
4. The Town of Canmore is currently developing an Integrated Trails Master Plan that will guide the development of trails and trail infrastructure over the next decade.
5. Two community initiatives that address transportation needs are underway. One is the Calgary Regional Partnership which addresses the transportation of seniors and people with disabilities to Calgary for medical appointments, and one is a Special Needs scheduled bus service between Banff and Canmore that is a partnership with Canadian Rockies Public Schools and the two Banff and Canmore FCSS programs.

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.

Recommendation:

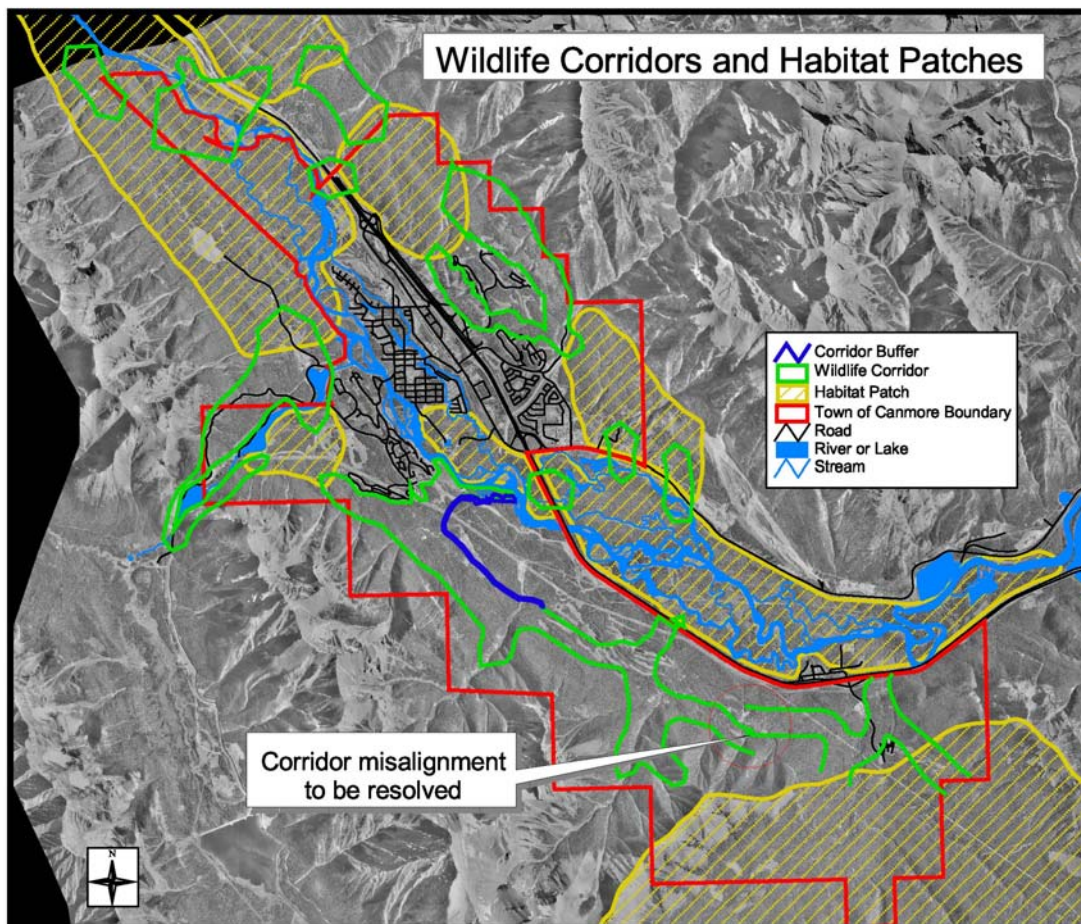
It is important to ensure that there is a clearly marked and interconnected system of commuter pathways/routes to facilitate walking and bicycle commuting in Canmore. The Transportation Master Plan identified both the crossings of the highway and railway as deficiencies in the existing network.

8. Wildlife Movement Corridors and Habitat Patches

The network of 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. The Bow Valley is a key linkage between these protected areas and the entire Yellowstone to Yukon (Y2Y) region. Guidelines for designing and maintaining functional wildlife corridors were outlined by the Bow Corridor Ecosystem Advisory Group (BCEAG), in the 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)*. These corridors and patches are important to the citizens of Canmore as the 2006 Vision of Canmore highlights the need to “maintain regional connectivity of the surrounding landscape”.

Threshold:

That the wildlife corridors and habitat patches remain viable for multiple species of wildlife endemic to the Bow Valley.



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, and is now part of 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 constructed in 2003 and a wildlife highway underpass with associated fencing was completed at Deadman's Flats in October of 2004. Wildlife and human use monitoring is being conducted for a minimum of three years to determine effectiveness.
3. The wildlife corridors adjacent to the Three Sisters Resort Centre have been redefined as per the 2002 Golder and 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 the portions of these corridors on privately owned land was signed in 2003. In December 2006, Council approved the easement for the protection of the 35m corridor buffer.
4. The Wind Valley study resolved the location of cross-valley corridors at Deadman's Flats and the entrance to Wind Valley. However, these corridors sit on privately owned land and have not yet been legally designated through conservation easements or other measures. The corridor misalignment west of Deadman's Flats as well as the formal designation/protection of the corridor east of the Stewart creek primary corridor also needs to be resolved before development takes place in the area. The location of these corridors will effectively isolate two parcels of privately-owned land.
5. In June 2005, portions of Bow Valley Wildland Provincial Park and Canmore Nordic Centre Provincial Park within the wildlife corridor were closed by Ministerial Order to public access – except on officially designated trails. These trail restrictions are designed to protect wildlife and their habitat by redirecting human use to other areas. As part of this process the Upper Benchlands trail was closed and a new alternate, the 2.3 km long Montane Traverse trail was constructed just upslope of the Silver Tip golf course. Trail signs showing the officially designated trails were placed at trailheads and major trail junctions. (see next page for the official trail map)
6. Monitoring of wildlife activity in the corridors east of Canmore was expanded in 2005 as part of the Eastern Bow Valley Wildlife Study.

Interpretation:

1. The BCEAG Wildlife Corridor and Habitat Patch Guidelines recommend that 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. To date, a review of the guidelines within the context of recent research and landscape changes has not been conducted.

2. 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).
3. There are currently habituated elk in the Town of Canmore. This poses a potential problem if the elk come into direct contact with people, or attract predators into the town site.

Community Initiatives:

1. In addition to developing corridors and controlling development, managing human use is very important to ensure corridor functionality. The development of a formalized trail network in Bow Valley Wildland Provincial Park is designed to help manage human recreational use and minimize disturbances to wildlife. The Town's Integrated Trails Master Plan is currently under development and is designed to complement the network of trails on Provincial land.
2. The Chinook Institute has produced a *Home Buyer's Guide to Environmental Stewardship* for Canmore. The guide provides some context to the lands and community of Canmore for prospective home buyers, and provides information about environmental stewardship in the Bow Valley.

Recommendations:

1. Decisions regarding the status of isolated portions of private land and unresolved corridor alignments need to be made.
2. Many corridor issues have been addressed in the last few years, and several processes are underway to resolve other outstanding issues. Given the continuing growth and development of Canmore, analysis should be undertaken to determine the extent to which Bow Valley wildlife corridors are functional for multiple species. There is a need for continued monitoring to determine the number of species using corridors, and the level and frequency of use by wildlife.
3. Monitoring and assessment of corridor viability and function should continue as development progresses and even once Canmore has achieved build-out. This is important to determine if there is a need for adaptive management of the corridors and human use, and to make adjustments to the corridor system if required.
4. Continued public education about the effects of human use in wildlife corridors and promotion of human/wildlife safety is required.

Canmore / Bow Valley Summer Trails

LEGEND

Trails

- Designated trails
- Proposed trails
- Paved bike/hike path
- Trails—hiking only
- Routes—not maintained

Wildlife Protection Zones

- Open year-round
- Use restricted to designated trails
- Seasonal closure

Other

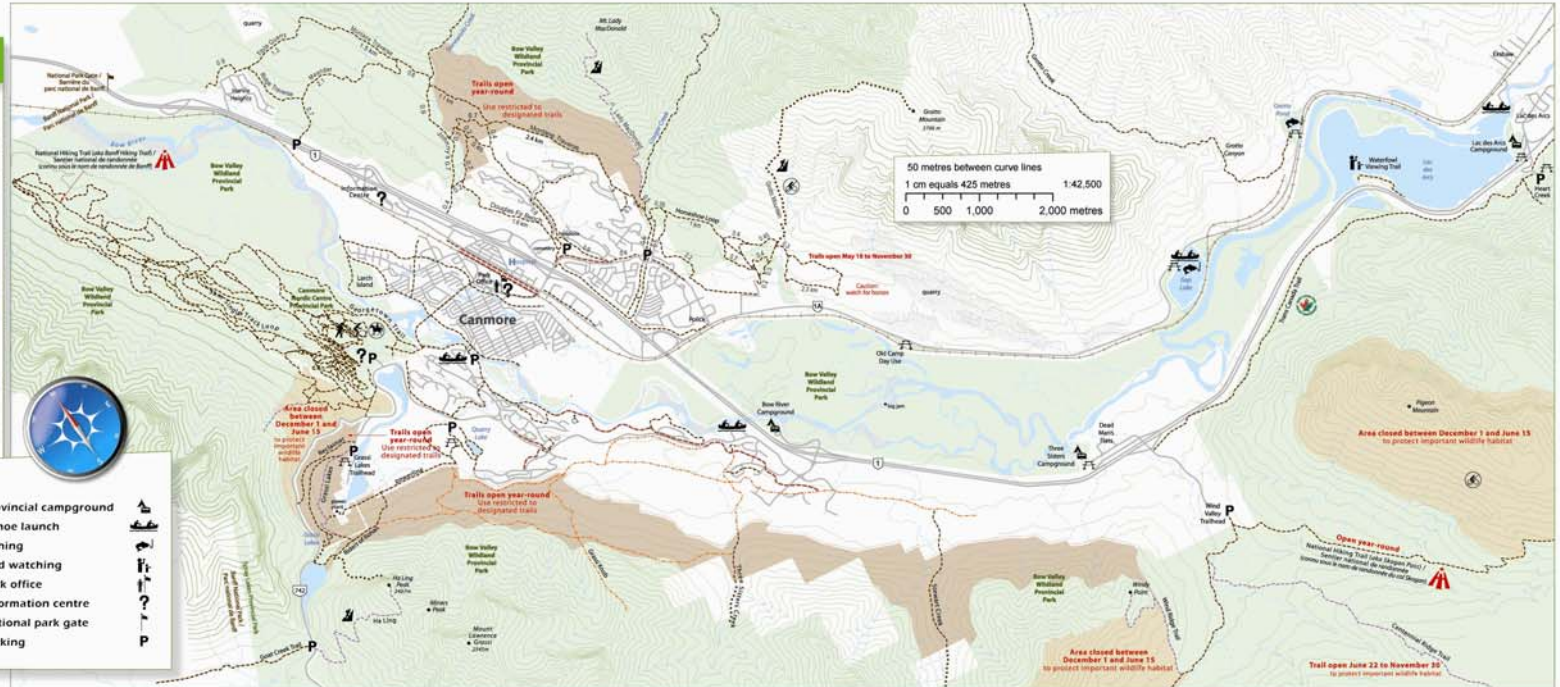
- Road
- Rail
- Stream/river
- Provincial park

Map Symbols

- | | | |
|-----------------------|-----------------------|--------------------|
| Hiking | Provincial campground | Canoe launch |
| Biking | Fishing | Bird watching |
| Equestrian | No biking | Park office |
| No horses | Steep climb | Information centre |
| Wheelchair accessible | Day use area | National park gate |
| | | Parking |

Emergency

For Fire, Police or Mountain Rescue Assistance, call 9-1-1.



Cover photo courtesy of Eric Kuhn

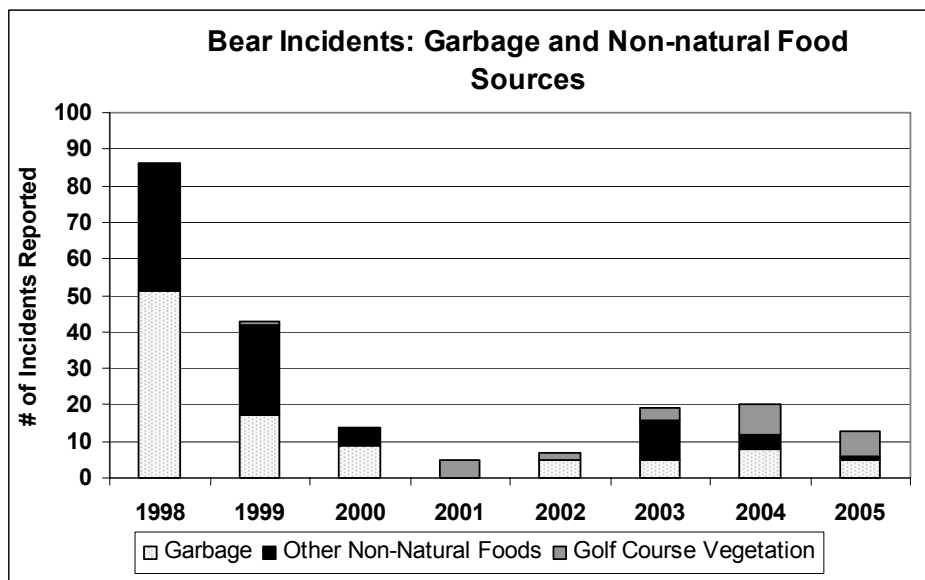
Map of the Canmore / Bow Valley Summer Trails.

Source: Alberta Community Development, Parks and Protected Areas

This map shows officially designated trails and permanently/seasonally closed areas.

9. Bear Attractants

Canmore has recognized that an important goal is to encourage and support programs and activities intended to create an educated and engaged public that embraces environmental stewardship (Mining the Future: A Vision for Canmore 2006). By monitoring reports of wildlife feeding on non-natural food sources or on natural food sources within the Town, we can better determine the effects of initiatives to lessen the impacts of development and reduce bear-human interactions. In May 1999 the Town of Canmore installed bear-proof garbage containers and eliminated roadside garbage pick-up. A by-law introduced in 1999 prohibits outdoor composting of food waste, while another introduced in 2001 prohibits the use of hummingbird or birdseed feeders from April 1st to October 31st each year. 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. Data is for Canmore only.

Observations:

1. Bear incidents associated with non-natural food sources or other attractants (including birdfeeders, compost, etc.) have decreased from a total of 86 in 1998 (bear proof garbage containers were installed in 1999), to a total of 13 in 2005. Currently many of the privately owned commercial bins in Canmore do not meet the Town's standards for bear-proofing. The Town of Canmore is currently engaged in discussions with the operators to retrofit the units according to the standards.
2. Despite a by-law introduced in 2001 prohibiting bird feeders from April 1 to October 31 of each year, there were 4 reported bird feeder bear incidents in 2003 and one in 2004.

3. Bear incidents associated with garbage in Canmore have declined from 51 reported cases in 1998 to 5 in 2005 (zero bear/garbage incidents were reported in 2001). The number of incidents associated with other non-natural food sources or attractants decreased from 35 in 1998 to 26 in 1999, and has ranged from 2 to 14 in the following years.
4. There have been no compost related bear incidents reported since 1999. Since that time there has been a bylaw prohibiting outdoor composting.
5. From 1998 to 2000, there was only one reported bear incident (not including simple sightings of bears on golf courses) relating to golf course vegetation. From 2001 to 2005 the number has ranged from 2 to 8 per year, with a total of 8 in 2004, and 7 in 2005.
6. *Sheperdia canadensis* (Buffaloberry) is a naturally occurring plant in the region that is an important food source for bears. The berry season lasts from approximately mid-July to early September. Buffaloberry grows especially well where there is a light from disturbance in the forest canopy (power lines, trails, thinned areas, meadows, forest edges, etc.). From 1998 to 2005, 66.7% of all “human conflict” occurrences with bears and 63.9% of all sightings were during berry season. This may be due to a combination of factors: 1) there is an abundance of bear activity in the region due to the availability of berries, and 2) July to September is a popular time for outdoor recreation, so many people are in the woods and using the trails.

Interpretation:

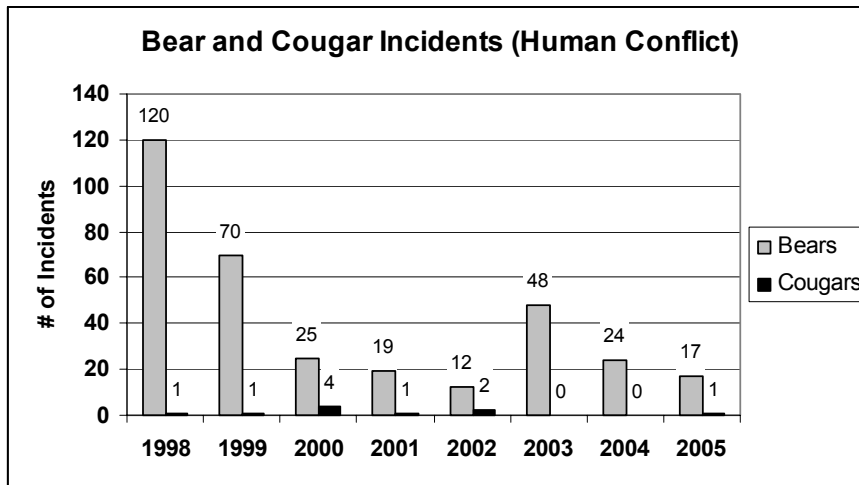
1. In general, the Town of Canmore has significantly improved the management of non-natural bear attractants in recent years.
2. The bear-proof garbage containers introduced in May of 1999, have greatly reduced the number of garbage related bear incidents in Canmore. The bins must be functional and in good condition to be effective, so continued maintenance is necessary.
3. Even with a by-law prohibiting birdfeeders in effect since 2001, several incidents have been reported over the last few years. The bylaw prohibiting outdoor composting of food waste appears to be effective as no compost related bear sightings have been reported since 1999.
4. Continued monitoring of bear incidents on golf courses is important to determine if attractant management methods on the golf courses are effective.

Recommendations:

1. Continue to educate the public and to monitor the number and type of bear incidents associated with attractants including garbage, birdfeeders, and golf course vegetation.
2. Resolve the issue of commercial bear bins meeting the Town’s standards for bear-proofing.
3. Manage natural food attractants (such as berries) in areas where there is a high potential for human-bear conflict.
4. It is important for the Province, Town of Canmore, golf courses, developers, and local residents to work together to minimize and manage potential bear attractants in the community.

10. 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 by the appropriate agency. It is critical to enhance community understanding of the responsibilities and trade-offs involved with living with wildlife in the Bow Valley (Mining the Future: A Vision for Canmore 2006).



Note: An incident is defined as a circumstance where a Conservation Officer investigates a wildlife report. “Human Conflict” involves an incident whereby the animal had an encounter with a person or domestic animal, was involved with a non-natural food attractant, or property damage was involved. Simple sightings of bears or cougars are not included in this graph.

Destroyed/ Relocated Bears	Species	1998	1999	2000	2001	2002	2003	2004	2005	Total
Animal Destroyed	Black Bear	0	0	0	1	0	1	3	1	6
	Grizzly Bear	0	0	0	0	0	0	0	1	1
Animal Relocated	Black Bear	5	1	1	0	4	1	2	0	14
	Grizzly Bear	0	0	1	2	0	1	1	0	5

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

Observations:

1. In 2000 a cyclist was mauled by a grizzly bear in Bow Valley Wildland Provincial Park near the Canmore Nordic Centre. The animal was moved to the Calgary Zoo. In 2001 two grizzly bears were relocated, but were legally hunted after being released in a new location. In 2005 there was a fatal encounter between a grizzly bear and woman on the Benchlands near Stonecutter Creek. The bear was destroyed at the scene.
2. In 2003, several habituated black bears had to be relocated and/or destroyed. In 2002, one black bear was relocated. In 2006, during the attempted relocation of a female black bear and her two cubs, one cub died. The mother has denned up in the area of her relocation, however the fate of the other cub is unknown.
3. In 2000, four cougar incidents were reported in Canmore, this is the highest number of reported incidents in the period 1994 to 2005. In six of these twelve years, no cougar incidents were reported. There have been no reported attacks on humans by cougars in the Canmore area during this period.

Community Initiatives:

1. The Bow Valley WildSmart Community Program was launched in 2006 to develop a coordinated approach to education/outreach programs and help support direct management activities that aid in increasing public safety and enjoyment, as well as contribute towards sustainable wildlife populations. Activities in 2006 included public presentations, signage, trail roving, and the distribution of brochures, posters, and fridge magnets throughout the community as well as proactive public education programs.
2. Since 2001, the Alberta government and the Wind River Bear Institute staff and its Karelian Bear Dogs have been delivering the bear shepherding program to varying degrees in the Bow Valley and Kananaskis Country. The program is designed to reduce bear/human conflicts specifically targeting collared grizzly bears frequenting developed areas. In most years about a dozen radio-collared grizzly bears and numerous uncollared bears are monitored and followed in Kananaskis Country and the Bow Valley.
3. The Bow Valley Bear Hazard Assessment, which looks at reviewing bear/human conflict incidents over the last 20 years, will be available in early 2007. This will provide guidelines for the creation of a long term bear management plan for the Bow Valley.

Interpretation:

1. It is important to avoid habituating wildlife to human food, residential neighbourhoods and off-leash dogs. Because of public safety concerns, habituated bears may be subjected to aversive conditioning. If this is unsuccessful, the bears may either be relocated or destroyed. As several local incidents illustrate, relocating bears is not an ideal solution as it is likely to result in the death of the bear (especially if there are cubs with the mother). With the low reproductive rate of the local bear

population, minimizing further human-caused bear mortality is essential to the sustainability of the regional Grizzly Bear population.

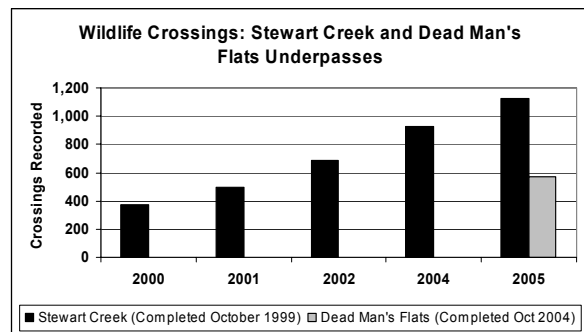
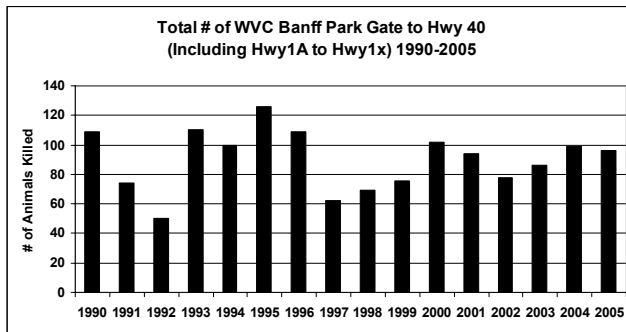
2. There is a need for continued vigilance and management of attractants, both natural, such as Buffaloberry, and non-natural, such as garbage, birdfeeders, food compost, and golf course vegetation.
3. The number of cougar incidents remains quite low. Relative to the bear population, the local cougar population is likely less affected by human factors, and is more reliant on prey populations.
4. The 2007 Bow Valley Bear Hazard Assessment report will help improve long term bear management plans for the Bow Valley.

Recommendations:

Continuing programs like the Bow Valley WildSmart Community Program, and the bear shepherding program will help reduce negative wildlife/human conflicts in the Bow Valley.

11. 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 transportation corridors 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.



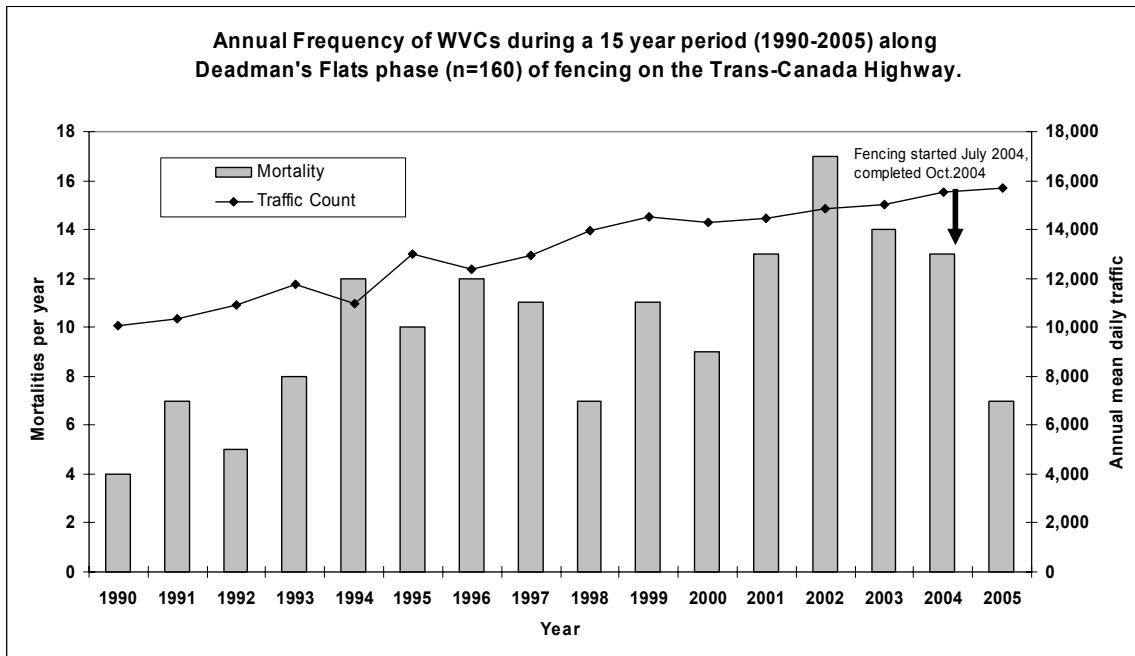
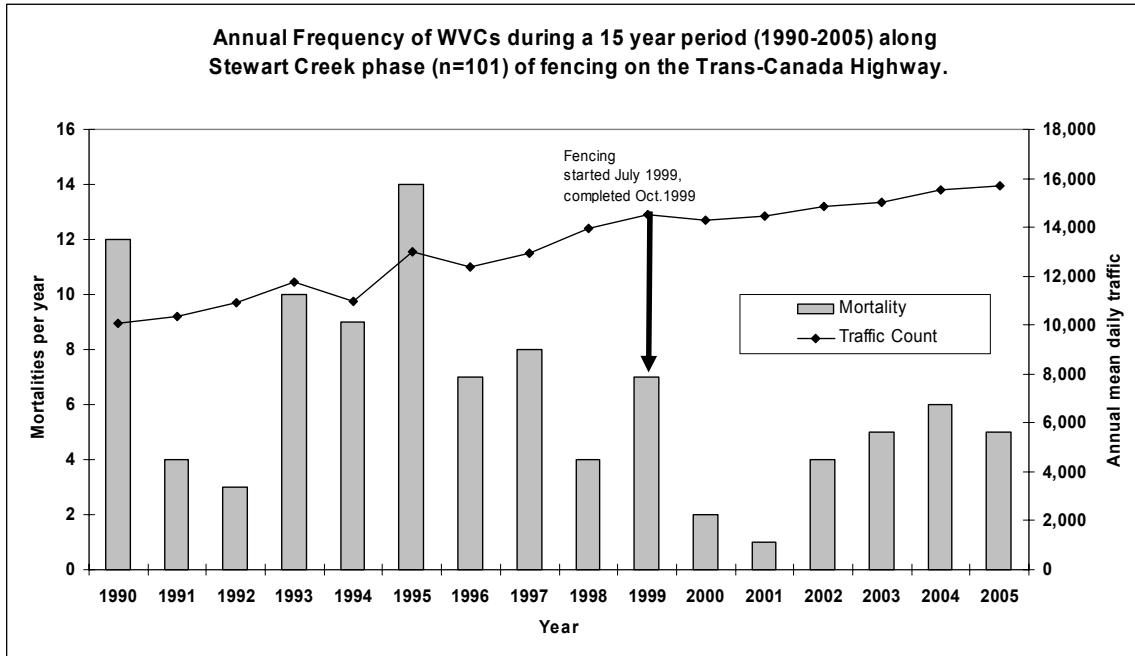
Source: Banff Wildlife Crossings Project

Note: WVC = Wildlife Vehicle Collisions

Observations:

1. On Highway 1 from Banff Park Gate to Highway 40 and on Highway 1A from Canmore to Exshaw, the number of animals killed in Wildlife Vehicle Collisions (WVCs) ranged from 50 to 126 per year, with an average of 90.
2. The three most commonly killed animals from 1990 to 2005 were deer (48.3%), elk (32.3%), and bighorn sheep (7.1%).
3. During the period from 1990-2005 there were 2 grizzly bears, 26 black bears, 7 wolves, 7 cougars, and 9 lynx killed in WVCs.
4. In October 1999, the Stewart Creek underpass and associated highway fencing were completed. In October 2004, fencing and a wildlife highway underpass at Deadmans Flats were completed.
5. Researchers with the Banff Wildlife Crossings Project analyzed the WVC data from 1990 to 2005. The number of WVC counts for the section near Dead Man's Flats went up in parallel with increasing traffic volume between 1990-2005, but during the same time period the average yearly WVC count on the adjacent Stewart Creek fenced area went down significantly to a lower level not in parallel to the increasing traffic volume after it was fenced. The Dead Man's Flats section has not been fenced long enough to conduct any statistical analysis on changes in WVC. (Source: Wayne Hallstrom, Parks Canada). (see graphs on next page)
6. 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.

Frequency of Wildlife Vehicle Collisions on the Stewart Creek and Deadman's Flats Sections of the Trans-Canada Highway



Source: Analysis and chart by Wayne Hallstrom, Parks Canada/Banff Wildlife Crossings Project

- Construction of the Stewart Creek underpass was completed in October 1999. A total of 4,280 crossings were recorded from November 1, 1999 to May 31, 2006. Use of the crossing structure has risen steadily from 370 recorded crossings in 2000, to 1,128 in 2005 (full year data only). Overall deer have been the most frequent users of the

crossing (46.8%), followed by elk (23.2%) and sheep (15.0%). While crossings by large carnivores are less frequent, there have been a total of 67 cougar, 51 black bear, and 23 wolf crossings recorded. (Source: Banff Wildlife Crossings Project)

8. Construction of the Dead Man's Flats underpass was completed October 15, 2004. A total of 46 crossings (20 human) were recorded in the final 2 months of 2004. In 2005 there were a total of 574 recorded crossings. The most frequent were deer (70.0%), followed by coyotes (16.6%). There were also single recorded crossings by a black bear, a cougar, and a wolf. In the first 5 months of 2005 there were 335 crossings, once again predominantly deer and coyotes, but with 3 recorded cougar crossings. (Source: Banff Wildlife Crossings Project)

Interpretation:

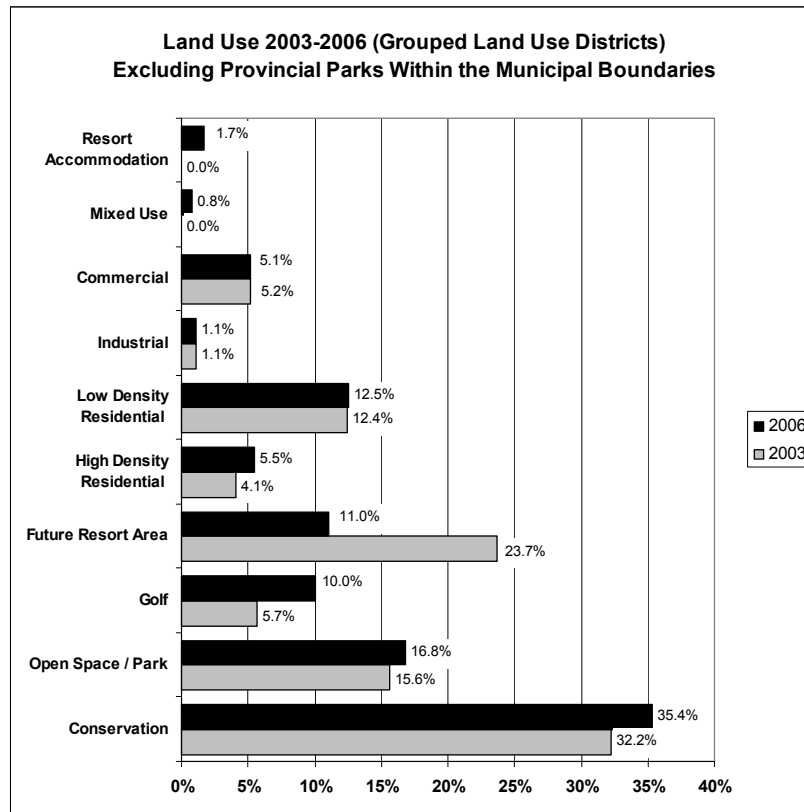
1. Wildlife vehicle collisions remain a concern in this region as they pose a threat to both wildlife and humans. On average, 90 wildlife vehicle collisions occur each year on Highway 1 from Banff Park Gate to Highway 40 and on Highway 1A from Canmore to Exshaw. Most of these involve deer and elk, but bears, wolves, cougar and lynx are also killed.
2. The highway underpasses provide avenues for wildlife movement, while the associated fencing improves safety for both wildlife and drivers.

Recommendation:

There is a need to continue monitoring the effectiveness of fencing and the associated crossing structures along local highways.

12. 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. The 2006 Mining the Future document acknowledges the importance of respecting the needs of both humans and wildlife regarding the use of the natural landscape.



Note: Within the Town of Canmore boundary there are also 3,698 ha of Provincial Parks and 112 ha of Provincial Highway. These are excluded from the zoning calculations.

Source: Town of Canmore, Planning and Development Department

Observations:

1. The municipal boundary of Canmore encompasses a total of 6,730 ha. Of this 3,698 ha is Provincial Park and is excluded from further analysis. The remaining area is 3,032 ha.
2. Of the remaining 3,032 ha, 1,032 or 35.4% of this area is zoned for Conservation (Wildland Conservation zoning), and 492 ha or 16.8% is zoned as Open Space / Park (including Environmental District - ED and Natural Park – NP). The purpose of the

Wildland Conservation District zoning 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)

3. The primary land use change occurring from 2003 to 2006 is the continued development of Three Sisters Mountain Village (TSMV) and associated golf courses. Much of the proposed "Future Resort Area" is included in this development and was zoned as DC (Direct Control). The change in this category reflects the approval of TSMV's plans for the resort and associated development. The completion of this development will result in significant changes in the residential, resort, and commercial land use within the Town. (Note: a portion of the Stewart Creek Golf Course lies within the wildlife corridor and is zoned WC).
4. Total area zoned for Low Density Residential Development (R2 or less) remained relatively stable, while High Density Residential (R2 with suite or greater density) increased by 35.4% from 119 ha to 160 ha.
5. Newly created zoning categories include Mixed Use (residential/commercial) with 24 ha, and Resort Accommodation, with 50ha.
6. Canmore features 113 ha of public parks and green space (including Municipal Reserves-MR and Environmental Reserves-ER, parks, sports fields, ditches, berms, and boulevards). Of these, 39 ha are maintained green space (MR) and 74 ha are unmaintained green space (ER). From 2002 to 2005, 59 ha of parks, 3 soccer fields, 1 playground, 2 outdoor ice surfaces have been added.
7. The Town of Canmore maintains 31 km of gravel and 43 km of asphalt trails and walkways.
8. The Town of Canmore acquired a 2003 orthorectified air photo mosaic (15cm resolution), showing the extent of current development in the Town.
9. In 2004, Council approved the Area Redevelopment Plan for Spring Creek Mountain Village. This 28 ha site was formerly the Restwell Trailer Park and will be redeveloped into residential and some hotel/commercial. Construction is currently underway and is anticipated to result in a total population of 1,800 to 2,200 residents over the next 15 to 20 years.

Interpretation:

Canmore continues to grow and change dramatically as development continues. Major projects include the redevelopment of Spring Creek Mountain Village, commercial and residential development at SilverTip, tourist home construction on Kananaskis Way, and further residential, commercial, and golf course development in Three Sisters Mountain Village.

13. Wildland/Urban Interface – Wildfire Protection

The Wildland/Urban Interface is where human development meets or intermingles with native wildland vegetation. The lands surrounding Canmore are heavily forested, presenting a considerable forest fire risk to the community. Prior to European settlement, fire was a common disturbance in the Bow Valley. The last large fire in the 1880's burned most of the Bow Corridor. Since that time the local forest has developed heavy accumulations of fuel and an aging forest structure. This situation results in a considerable risk of wildfire, with the potential for significant damage to Canmore and the communities of the Bow Valley. The Bow Corridor Wildland/Urban Interface Plan was developed with other communities and agencies in the valley, to minimize the risks of forest fire affecting urban areas (see the 2002 *Town of Canmore Wildland/Urban Interface Plan* for a detailed description of the plan and maps of fire hazard assessments). The objectives of the plan are to reduce the risk of wildfire by: 1) identifying high fire hazard areas in the Bow Valley and 2) beginning 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	Pending
3	Alpine Resort Haven	Pending
4	Rocky Mountain Elk Foundation lands	Complete 2001
5	Peaks of Grassi	Planning in Process
6	Canyon Ridge	Planning in Process
7	Cross Zee	Pending
8	Canmore Nordic Centre West	Complete 2003
9	Spray Village	Status Pending

Source: Town of Canmore Wildland/Urban Interface Plan

Observations:

1. Since 1999 a total of 230.3 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 land. In 2003, a fire break was created at the west end of the Canmore Nordic Centre involving 15.3 ha of land. In 2004, there were additional modifications on 104 ha of land in part to create a fire break between Canmore and Banff National Park.

Year	Fuel Modification	Area (ha)
1999	Harvie Heights (municipal land)	2.8
1999	Eagle Terrace	4.0
2000	Harvie Heights (municipal land)	10.0
2000	Rocky Mountain Elk Foundation lands	9.5
2001	Harvie Heights (crown land)	12.0
2001	Harvie Heights (municipal land)	5.0
2002	Harvie Heights (municipal land)	8.0
2002	Three Sisters Mountain Resort	30.0
2003	Fairholme Bench - Banff National Park - Fuel Modification and Prescribed burn (Direct impact to Canmore from a landscape perspective)	
2004	Canmore Nordic Centre West	104.0
2004	Fairholme Bench - Banff National Park - (Fuel Modification/Maintenance)	
2005	A number of wind events resulted in significant tree removal around town.	
2006	Canmore Nordic Center West – *clean up from blow down in the existing blocks.	45.0*
2006	Harvie Heights – clean up of blow-down, site enlarged several hectares by wind event (crown)	
Total Area Modified		230.3

Source: Alberta Sustainable Resource Development/
Alberta Community Development

3. The Canmore Nordic Centre west was selected as an appropriate location for a firebreak, not only for fire management purposes, but also for wildlife management purposes. Buffaloberries tend to grow prolifically in areas where the forest has been disturbed, so this was deemed as an appropriate location for berry patches as it will assist in attracting bears away from the town. All fuel modification must be integrated with wildlife management to avoid creating wildlife attractants adjacent to populated areas.
4. During the period 2002-2004 Parks Canada undertook fuel modification and prescribed burns on the Fairholme Bench in Banff National Park. This has direct impact on Canmore from a landscape perspective.
5. Fuel modification and vegetation management is only one of the seven disciplines 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.
6. 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.

Community Initiatives:

1. In the updated (June 29, 2005) Land Use Bylaw (Part E), the use of fire resistant roofing materials is required (untreated wood roofing materials are now prohibited). Additionally, adequate separation between vegetation and buildings is required to increase effective fire separation.
2. The Town of Canmore's Municipal Development Plan requires developers to complete a wildfire risk assessment and conduct appropriate fuel modification as part of the subdivision approval process.
3. Currently the Town is the recipient of a Firesmart Community Grant which is being used for risk management software and wildland/urban interface planning for the Peaks of Grassi and Canyon Ridge areas.
4. All of Canmore's firefighting personnel have received NFPA 1051 Wildland Firefighter training. They have also engaged in cross-training and interagency exercises to improve their capacity to participate in a coordinated response to a wildfire threat.

Interpretation:

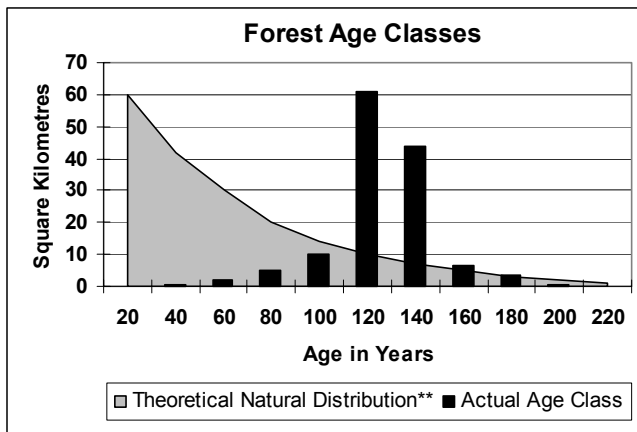
1. Suppression of forest fire in the lands surrounding Canmore have resulted in local forests with heavy accumulations of fuel and an aging forest structure, making them very susceptible to fire.
2. Fuel modification and vegetation management programs in and around the Town are targeted at reducing the threat and impact of a large-scale fire.
3. Town requirements for developers include: fire resistant roofing materials, adequate separation between vegetation and buildings, wildfire risk assessments, and fuel modification will help reduce the spread of fire in developed areas.
4. Provincial, municipal, and federal agencies in the Bow Valley should continue to work cooperatively on fire management since wildfires are a regional and transboundary concern.
5. 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.

Recommendations:

It is important to continue existing initiatives such as public education and fuel modification programs. There should also be connections with other programs such as those targeting forest health, and wildlife safety.

14. Forest Health

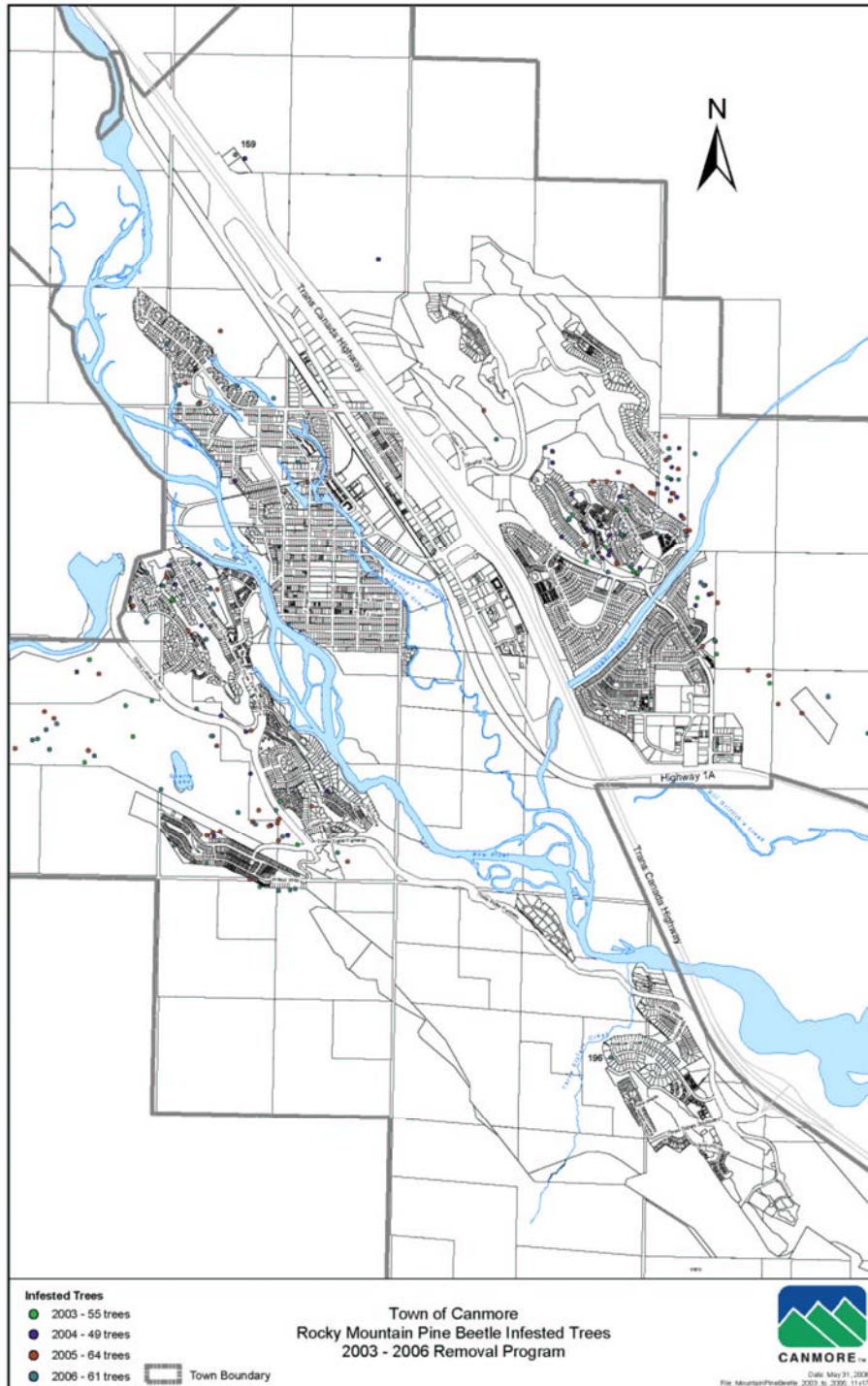
The health of forests around the Town of Canmore is dependent on regional conditions that influence forest susceptibility to fire, insects and diseases. The forest cover is dominated by montane ecoregion communities of Lodgepole Pine, Douglas Fir, and Limber Pine on dry sites, and White Spruce, Balsam Poplar, and Trembling Aspen in moister locations. Historically, these forest stands burned approximately every 50 years, with a higher fire frequency on the valley bottom, and less frequent fires further up the mountainsides. The last massive fire swept through the valley in the 1880's. Fires linked to the railroad and early settlement continued to burn the forests around Canmore after this time. 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. The result is an older age distribution of trees that increase susceptibility to insects and disease, and heavy fuel loads which increase the risk of forest fires.



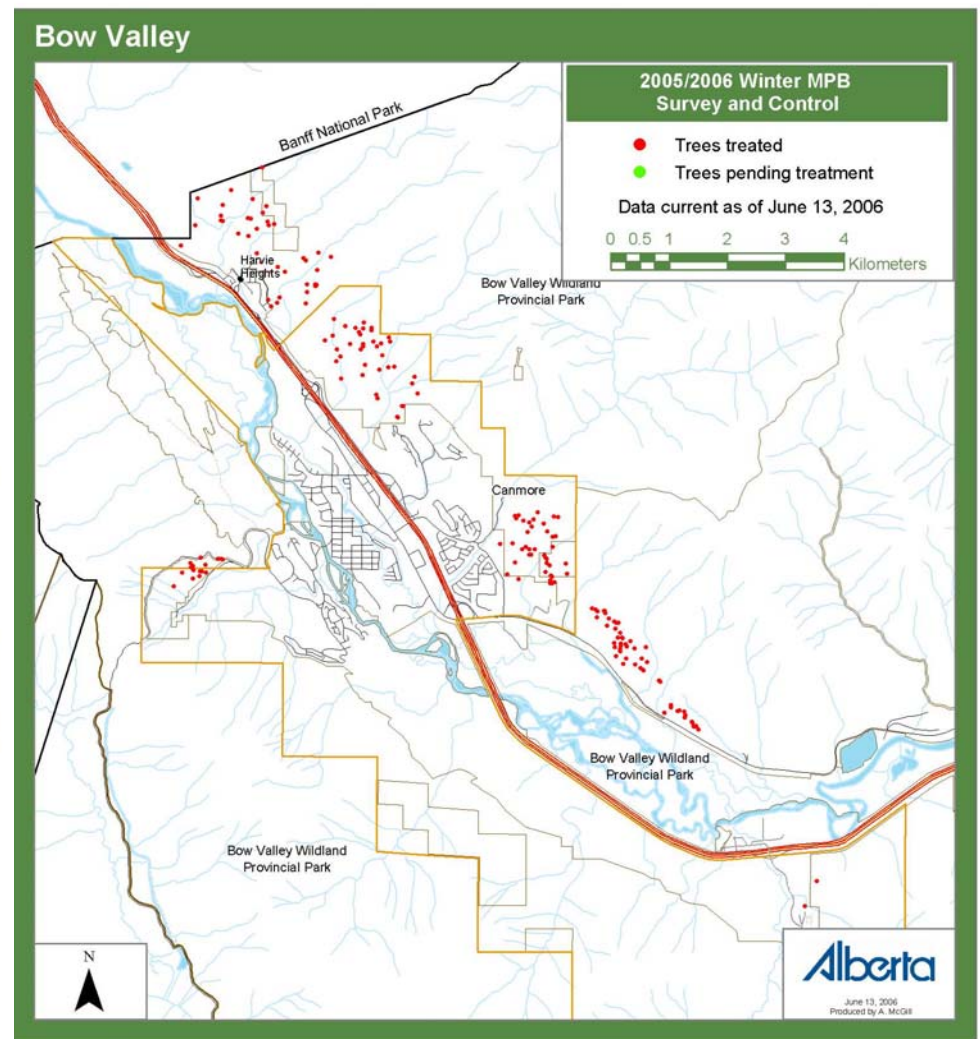
Source: Parks Canada
 **Theoretical Natural Distribution assumes a 50 year fire cycle

Mountain Pine Beetle Survey Results: Bow Valley			
Year	# of Trees Infested		
	Provincial Land	Town of Canmore	Private Developers (in the Town of Canmore)
2002	1013		
2003	252	55	
2004	346	49	
2005	315	64	
2006	*Survey Pending	61	37

Source: Alberta Sustainable Resource Development/Town of Canmore



**Mountain Pine Beetle:
Infested Trees 2003-2006**



Forest Cover Change: 1923 to 2002



Source: Parks Canada

Observations:

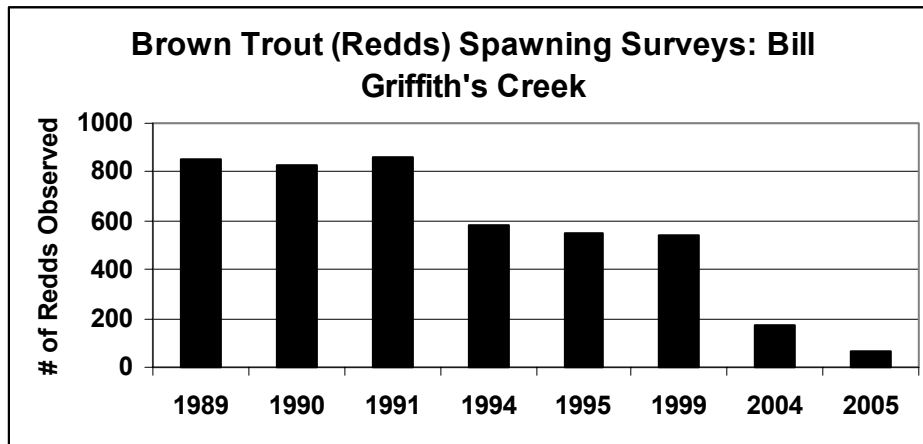
1. In the last 10 years, over 20 square km of the Bow Valley montane forest has been treated by fire and thinning (see graph) with the objective of improving regional forest health. Large fuel breaks have been constructed near Harvey Heights (2001), near Carrot Creek in Banff National Park (2002/03), and west of the Nordic Centre (2003/4). The Carrot Creek break was used to contain a major prescribed burn (1,700 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.
2. On provincial lands in the Bow Valley a total of 1,013 infested trees were identified in 2002. This number dropped to 252 in 2003, 346 in 2004, and 315 in 2005. Provincial forestry crews have been falling and burning infested trees on site during the winter months to slow the spread of beetles. Regionally high risk forest stands in Kananaskis Country have been identified, and will be removed using either prescribed burning or logging (depending on location and management status of the area).
3. Mountain Pine Beetle surveys in the Town of Canmore identified 55 infested trees in 2003, 49 in 2004, 64 in 2005, and 60 trees in 2006. All trees were removed and burned. An additional 37 trees were identified in 2006, on land owned by private developers in the Town of Canmore.

Interpretation:

1. 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.
2. Mountain Pine Beetle initiatives include detailed surveys, selective logging, and prescribed burns, but the effectiveness of these programs has not been determined. In this region, there is the potential for a rapid increase in trees infected with Mountain Pine Beetle. There are a number of unknown variables in the Mountain Pine Beetle equation.
3. Management of Mountain Pine Beetle is done in an integrated fashion, with considerations for mitigating forest fire hazard (see the section on Wildland/Urban Interface), improving forest health, and impacts on wildlife and their habitat (see the section on Wildlife Corridors/Habitat Patches). The infestation of beetles is symptomatic of the much larger situation of older forests and climatic change.

15. Aquatic Health and Fisheries

A goal of the 2006 Mining the Future document is to maintain the biodiversity and ecological integrity of the Bow Valley ecosystem. This includes maintaining aquatic health in the region. As with the surrounding forest ecosystem, the local aquatic system has been heavily influenced by human activities. These include fishing, the introduction of non-native species, the construction of hydroelectric facilities, and the discharge of wastewater facility effluent into the system.



Source: Alberta Sustainable Resource Development – Fisheries Management Branch

Redds= fish nests where fish lay eggs

Observations:

1. Brown trout were introduced to the region in 1925 and this non-native species is currently the main predator in the river. Brown trout were at high population levels, in part, due to the nutrient rich effluent. It is unclear what impacts the reduction in nutrients will have over time on the Brown trout population.
2. In 2005, Alberta Sustainable Resources Development – Fisheries Management Branch updated Brown trout (*Salmo trutta*) redd surveys in Bill Griffith's Creek, one of the major spawning creeks for the Bow River system near Canmore. The survey showed a significant reduction in redd numbers from 1989 to 2005. The observed reduction in 2004-5 was attributed to an algae bloom in the Bow River during 2003-4 which resulted in a major reduction of invertebrates, and fish kill due to lack of food (a similar situation recently occurred in Montana). The 2005 survey indicates that the younger age classes of Brown trout were showing a generally good condition factor, indicating that the next generation should be healthy. Note: the results of spawning surveys must be treated with caution as fish may shift spawning beds due to other factors such as low water flows, etc.
3. Brown trout replaced the native Bull trout, which had been heavily angled. The Province now has a Bull trout recovery plan in place.

4. Another native species, the Westslope Cutthroat trout, has now almost been extirpated from the Upper Bow river system. One of the largest populations of Westslope Cutthroat trout was in Spray Lakes, but that population was almost totally eliminated by the construction of the hydroelectric facilities that created the Spray reservoir. Cutthroat trout have been negatively impacted by the construction of hydroelectric facilities on all of the upper Bow drainage. One of the biggest hindrances to Cutthroat Trout recovery in the region today is the hydro-generation facilities in the region. Another major factor is the introduction of non-native trout. Westslope Cutthroat trout have very recently been listed as threatened, so recovery plans will be developed.
5. Native fish population recovery efforts can be affected by the complexities of fish management. The Alberta Fisheries Management Branch deals with fish and fish only, the Federal Department of Fisheries and Oceans deals with fish habitat, and Alberta Environment deals with water, while the wildlife department deals with amphibians.
6. Spring Creek and Policeman Creek have been going dry since 2000. Locals do not remember it going dry before.

Community Initiatives:

1. Bow Valley wastewater treatment facilities have reduced the nutrient levels of the effluent which is helping to return the river to more natural water conditions. Previously, nutrient-rich discharge had resulted in unnaturally high biomass (including fish) in the system. Ongoing monitoring of the Bow River is being done by Alberta Environment to study the effects of this nutrient reduction.
2. Spring Creek Developments has dug over-wintering holes in Policeman Creek to help all fish survive over winter (Brown trout and Mountain whitefish). Most adults spawn and then leave, but most young stay in the creeks for 2 to 3 years. The Spring Creek plan involves revegetating with native vegetation, minimizing trail impacts along riparian areas, and allowing no development within the minimum 6 metre buffers from the creek bed. This will improve the overall health of these creeks.
3. The Town of Canmore has guidelines for storm water management. Storm-scepters are required on all discharge for new developments. These take certain pollutants out before they can enter the water courses. Older developments all have catchment basins to improve surface water quality.
4. The Town is working towards being cosmetic pesticide free by the year 2014, however pesticides and herbicides may still be used non-cosmetic purposes as part of its integrated pest management plan.

Interpretation:

1. The aquatic system is in flux and is sensitive to perturbations in the system. Any water management plans need to be take this into account.
2. Reduction in the nutrient levels of effluent from Bow Valley waste water treatment facilities, is helping to return the Bow River to more natural water conditions.

3. There is an unnatural fish species composition due to over-angling (reductions in Bull trout): construction (and lack of mitigation) of hydroelectric facilities (reductions in Cutthroat trout; and introduction of non-native species (i.e. Brown trout).
4. Recovery efforts for native species will be difficult due to the complexities of fish management and due to the need for cooperation by the hydroelectric facilities.

Recommendations:

1. For a better understanding of aquatic ecology in the Bow River it would be useful to have current water quality data and benthic invertebrate surveys..
2. Public education programs would be useful, such as the Yellow Fish Road program, targeted at helping the public reduce negative impacts on storm water quality.

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APPENDIX A: DEMOGRAPHIC INDICATORS

1. Permanent Population: Length of Residency, Migration and Growth Rate

Length of Residency in Canmore	1995	1996	1997	1998	1999	2000	2001	2003	2005	2006
Less than 1 Year	1,137	1,384	1,287	1,344	1,540	1,452	1,544	1,508	1,361	1,478
% of Total	14.9%	16.5%	14.3%	13.8%	15.0%	13.8%	14.2%	13.2%	11.9%	12.7%
1 to 2 Years	1,337	1,423	1,807	1,822	1,763	1,579	1,562	1,633	1,454	1,366
% of Total	17.5%	17.0%	20.0%	18.8%	17.2%	15.0%	14.4%	14.3%	12.7%	11.8%
3 to 5 Years	1,699	1,760	1,793	2,012	2,083	2,228	2,309	2,138	2,030	1,957
% of Total	22.3%	21.0%	19.9%	20.7%	20.3%	21.2%	21.3%	18.7%	17.7%	16.9%
6 to 10 Years	1,386	1,604	1,665	1,975	2,151	2,215	2,327	2,574	2,458	2,313
% of Total	18.2%	19.1%	18.5%	20.3%	21.0%	21.1%	21.5%	22.5%	21.5%	19.9%
More than 10 Years	1,795	2,225	2,023	2,274	2,425	2,542	2,867	3,269	3,643	3,681
% of Total	23.5%	26.5%	22.4%	23.4%	23.7%	24.2%	26.4%	28.5%	31.8%	31.7%
Unknown	278	0	440	284	277	501	234	336	496	804
% of Total	3.6%	0.0%	4.9%	2.9%	2.7%	4.8%	2.2%	2.9%	4.3%	6.9%
Total	7,632	8,396	9,015	9,711	10,239	10,517	10,843	11,458	11,442	11,599

Source: Canmore Census

Migration	1995	1996	1997	1998	1999	2000	2001	2003	2005	2006
Permanent Population	7,632	8,396	9,015	9,711	10,239	10,517	10,843	11,458	11,442	11,599
In-Migration	1,137	1,384	1,287	1,344	1,540	1,452	1,544	1,508	1,361	1,478
Net Pop.Change	471	764	619	696	528	278	326	308	-8	157
Out-Migration	666	620	668	648	1,012	1,174	1,218	1,201	1,369	1,321
In-Migration (%)	14.9%	16.5%	14.3%	13.8%	15.0%	13.8%	14.2%	13.2%	11.9%	12.7%
Out-Migration (%)	8.7%	7.4%	7.4%	6.7%	9.9%	11.2%	11.2%	10.5%	12.0%	11.4%
Net Population Growth	6.5%	10.0%	7.4%	7.7%	5.4%	2.7%	3.1%	2.8%	-0.1%	1.4%

*2003 & 2005 estimated at 50% of 2 year growth rate

Source: Canmore Census

2. Permanent Population: Age Structure

Age Structure	1995	1996	1997	1998	1999	2000	2001	2003	2005	2006
0 - 4 years	622	650	647	679	630	630	616	632	584	561
% of Total	8.1%	7.7%	7.2%	7.0%	6.2%	6.0%	5.7%	5.5%	5.1%	4.8%
5 - 9 years	576	638	648	712	740	689	692	668	605	575
% of Total	7.5%	7.6%	7.2%	7.3%	7.2%	6.6%	6.4%	5.8%	5.3%	5.0%
10 - 14 years	589	611	621	644	637	701	727	742	690	634
% of Total	7.7%	7.3%	6.9%	6.6%	6.2%	6.7%	6.7%	6.5%	6.0%	5.5%
15 - 19 years	349	427	498	546	601	658	722	720	731	670
% of Total	4.6%	5.1%	5.5%	5.6%	5.9%	6.3%	6.7%	6.3%	6.4%	5.8%
20 - 24 years	409	470	657	682	801	816	917	891	946	928
% of Total	5.4%	5.6%	7.3%	7.0%	7.8%	7.8%	8.5%	7.8%	8.3%	8.0%
25 - 34 years	1,509	1,710	1,808	1,939	2,008	1,815	1,928	2,065	1,906	1,953
% of Total	19.8%	20.4%	20.1%	20.0%	19.6%	17.3%	17.8%	18.0%	16.7%	16.8%
35 - 44 years	1,779	1,869	1,966	2,198	2,310	2,150	2,171	2,123	2,036	1,994
% of Total	23.3%	22.3%	21.8%	22.6%	22.6%	20.4%	20.0%	18.5%	17.8%	17.2%
45 - 54 years	722	850	967	1,130	1,243	1,372	1,523	1,804	1,927	1,844
% of Total	9.5%	10.1%	10.7%	11.6%	12.1%	13.1%	14.1%	15.7%	16.8%	15.9%
55 - 64 years	448	487	479	510	548	625	648	832	933	975
% of Total	5.9%	5.8%	5.3%	5.3%	5.4%	5.9%	6.0%	7.3%	8.2%	8.4%
65 - 69 years	214	224	209	226	226	224	234	255	272	286
% of Total	2.8%	2.7%	2.3%	2.3%	2.2%	2.1%	2.2%	2.2%	2.4%	2.5%
70 - 105 years	338	389	374	424	447	460	506	553	579	623
% of Total	4.4%	4.6%	4.2%	4.4%	4.4%	4.4%	4.7%	4.8%	5.1%	5.4%
Unknown	77	71	141	21	48	377	159	173	233	556
% of Total	1.0%	0.9%	1.6%	0.2%	0.5%	3.6%	1.5%	1.5%	2.0%	4.8%
Total	7,632	8,396	9,015	9,711	10,239	10,517	10,843	11,458	11,442	11,599

Source: Canmore Census

3. Non-Permanent Population

Non-Permanent Population	1995	1996	1997	1998	1999	2000	2001	2003**	2005**	2006
Non-Perm. Pop.	1,153	1,257	1,468	1,613	1,763	1,955	2,273	2,763	3,790	4,818
Inter Census Change	143	104	211	145	150	192	318	490	1,027	1,028
Net Annual Change	143	104	213	145	150	192	318	245	514	1,028
Rate of Change	14.2%	9.0%	16.8%	9.9%	9.3%	10.9%	16.3%	10.8%	18.6%	27.1%
Perm. and Non-Perm. Population	8,785	9,653	10,483	11,324	12,002	12,472	13,116	14,221	15,232	16,417
% of Total Population	13.1%	13.0%	14.0%	14.2%	14.7%	15.6%	17.3%	19.4%	24.9%	29.3%
Non-Perm. Pop. Occupancy of Dwelling Units	513	559	633	741	767	865	960	1,041	1,599	1,823
% of Total Occupancy of Dwelling Units	14.3%	14.2%	15.2%	16.2%	15.9%	16.8%	17.2%	16.8%	25.8%	29.4%
* extrapolated i.e. - 411 x 2.25 occupancy rate **2003 & 2005 estimated at 50% of 2 year growth rate										

Source: Canmore Census

4. Dwelling Unit Types

Dwelling Units	1995	1996	1997	1998	1999	2000	2001	2003	2005	2006
Single Family	1,980	2,044	2,083	2,368	2,435	2,596	2,588	2,593	2,770	2,746
Net change		64	39	285	67	161	-8	5	177	-24
% of Total	54.9%	52.0%	50.0%	51.7%	50.5%	50.4%	46.4%	41.8%	39.2%	36.4%
Single Family with Suite								236	322	329
Net change									86	7
% of Total								3.8%	4.6%	4.4%
Accessory Suite								205	115	347
Net change									-90	232
% of Total								3.3%	1.6%	4.6%
Semi-Detached	368	421	467	516	594	589	819	457	690	696
Net change		53	46	49	78	-5	230	-362	233	6
% of Total	10.2%	10.7%	11.2%	11.3%	12.3%	11.4%	14.7%	7.4%	9.8%	9.2%
Townhouse	632	654	595	910	1,042	1,069	987	1,553	1,659	1,854
Net change		22	-59	315	132	27	-82	566	106	195
% of Total	17.5%	16.7%	14.3%	19.9%	21.6%	20.8%	17.7%	25.0%	23.5%	24.6%
Apartment	281	490	469	430	422	593	829	777	1,214	1,332
Net change		209	21	39	-8	171	236	-52	437	118
% of Total	7.8%	12.5%	11.2%	9.4%	8.8%	11.5%	14.8%	12.5%	17.2%	17.6%
Mobile Home	291	277	243	216	218	249	224	220	219	208
Net Change		-14	-34	-27	2	31	-25	-4	-1	-11
% of Total	8.1%	7.1%	5.8%	4.7%	4.5%	4.8%	4.0%	3.5%	3.1%	2.8%
Institution	2	2	3	2	2	3	2	3	13	2
% of Total	0.1%	0.1%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.2%	0.0%
Other	41	33	92	140	103	48	134	157	60	22
% of Total	1.1%	0.8%	2.2%	3.1%	2.1%	0.9%	2.4%	2.5%	0.8%	0.3%
Unknown	9	6	217	1	4	0	0	0	10	15
% of Total	0.2%	0.2%	5.2%	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%	0.2%
Total Dwellings	3,604	3,927	4,169	4,583	4,820	5,147	5,583	6,201	7,072	7,551
Net change		323	242	414	237	327	436	618	871	479

Source: Canmore Census

5. Tenancy Status of Dwelling Units

Tenancy Status	1995	1996	1997	1998	1999	2000	2001	2003	2005	2006
Owned	2,004	2,188	2,294	2,423	2,585	2,671	2,770	2,986	3,019	3,061
% of Total	55.6%	55.7%	55.0%	52.9%	53.6%	51.9%	49.6%	48.2%	42.7%	40.5%
Rented	805	860	966	1,070	1,132	1,162	1,272	1,424	1,495	1,579
% of Total	22.3%	21.9%	23.2%	23.4%	23.5%	22.6%	22.8%	23.0%	21.1%	20.9%
Vacant	121	125	89	101	125	163	158	191	263	285
% of Total	3.4%	3.2%	2.1%	2.2%	2.6%	3.2%	2.8%	3.1%	3.7%	3.8%
Under Construction	111	138	125	188	135	222	321	376	377	404
% of Total	3.1%	3.5%	3.0%	4.1%	2.8%	4.3%	5.8%	6.1%	5.3%	5.4%
Non-Permanent	513	559	633	741	767	865	960	1,041	1,599	1,823
% of Total	14.3%	14.2%	15.2%	16.2%	15.9%	16.8%	17.2%	16.8%	22.6%	24.1%
No RESP								102	88	73
% of Total								1.6%	1.2%	1.0%
Tourist Home								58	173	262
% of Total								0.9%	2.4%	3.5%
Unknown	50	7	62	60	76	64	102	23	58	64
% of Total	1.4%	1.5%	1.5%	1.3%	1.6%	1.2%	1.8%	0.4%	0.8%	0.8%
Total Dwellings	3,604	3,927	4,169	4,583	4,820	5,147	5,583	6,201	7,072	7,551

Source: Canmore Census

6. Occupancy Rates

Occupancy Rates	1995	1996	1997	1998	1999	2000	2001	2003	2005	2006
Single Family	3.0	3.0	3.0	3.0	3.0	3.0	3.0	2.9	2.8	2.8
Single Family with Suite								2.9	2.4	2.6
Accessory Suite								1.8	1.5	1.7
Semi-detached	2.5	2.6	2.5	2.5	2.5	2.6	2.5	2.6	2.6	2.6
Townhouse	2.4	2.5	2.4	2.4	2.5	2.4	2.4	2.3	2.2	2.2
Apartment	1.8	2.1	2.1	2.1	1.9	2.0	2.0	1.6	1.8	1.8
Mobile Home	2.6	2.6	2.6	2.5	2.4	2.4	2.3	2.3	2.3	2.3
Institution							33.0	24.7	6.6	41.5
Other							2.0	2.0	2.0	2.6
Average	2.7	2.7	2.8	2.8	2.8	2.7	2.7	2.6	2.5	2.5

Source: Canmore Census

7. Family Composition

Families with Children in School	1995	1996	1997	1998	1999	2000	2001	2003	2005	2006
Double Parent % Double	932	1,069	1,095	1,167	1,193	1,196	1,210	1,233	1,171	1,118
	87.4%	85.3%	84.7%	86.4%	85.2%	83.8%	83.4%	81.3%	80.5%	79.0%
Single Parent % Single	134	185	198	183	208	232	241	284	284	297
	12.6%	14.8%	15.3%	13.6%	14.9%	16.3%	16.6%	18.7%	19.5%	21.0%
# of Children of Single Parent Families	213	299	229	276	319	333	375	426	355	369

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

Source: 2001 Census of Canada

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: 2001 Census of 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: 2001 Census of Canada

APPENDIX B: SOCIAL INDICATORS

1. Volunteer Organizations

Volunteer Organizations	
Year	# of Groups
1995	79
1996	96
1997	106
1998	122
1999	129
2000	129
2001	134
2002	114
2003	114
2004	99
2005	98
2006	106

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. Library Facilities and Use

Canmore Public Library	Membership	Circulation	Circulation per Member	Permanent Population
1995	4,413	84,752	11.1	7,632
1996	5,283	116,638	13.9	8,396
1997	5,446	143,580	15.9	9,015
1998	5,690	153,464	15.8	9,711
1999	6,131	161,671	15.8	10,239
2000*	n/a	158,935	15.1	10,517
2001	5,268	168,038	15.5	10,843
2002	5,615	175,021	15.7	11,168
2003	5,973	170,883	14.9	11,458
2004	6,419	167,636	14.4	11,670
2005	6,910	157,481	13.6	11,599

*2000 figures not available due to database problems

Source: Canmore Public Library

Public Library Statistics				Per Capita	
2003	Population	Materials	Circulation	Materials	Circulation
Canmore	11,458	51,528	170,883	4.5	14.9
Cochrane	12,074	38,474	114,138	3.2	9.5
Hinton	9,405	32,418	69,370	3.4	7.4
Okotoks	11,664	46,716	181,437	4.0	15.6
Banff	8,282	35,893	123,479	4.3	14.9

Public Library Statistics 2003, Alberta Community Development

3. Education of Children and Youth

Class Sizes - Core Subjects	K to 3			4 to 6			7 to 9			10 to 12		
	2003/04	2004/05	2005/06	2003/04	2004/05	2005/06	2003/04	2004/05	2005/06	2003/04	2004/05	2005/06
Canmore Collegiate	n/a	n/a	n/a	n/a	n/a	n/a	24.6	20.6	20.4	25.9	20.5	25.4
Elizabeth Rummel School	22.3	19.9	19.9	25.2	20.4	20.0	n/a	n/a	n/a	n/a	n/a	n/a
Lawrence Grassi Middle School	n/a	n/a	n/a	26.2	22.5	22.3	26.8	19.8	23.7	n/a	n/a	n/a
Our Lady of the Snows	16.6	19.0	18.8	23.0	21.8	27.8	21.0	23.7	22.3	n/a	7.0	11.0
Notre-Dames des Monts	12.5	8.8	12.0	4.0	8.8	14.0	n/a	n/a	n/a	n/a	n/a	n/a
Alberta Commission on Learning Recommendation	17.0			23.0			25.0			27.0		

Class Sizes - All Subjects	K to 3			4 to 6			7 to 9			10 to 12		
	2003/04	2004/05	2005/06	2003/04	2004/05	2005/06	2003/04	2004/05	2005/06	2003/04	2004/05	2005/06
Canmore Collegiate	n/a	n/a	n/a	n/a	n/a	n/a	n/a	21.5	20.2	n/a	20.2	23.1
Elizabeth Rummel School	n/a	19.9	20.1	n/a	20.4	20.0	n/a	n/a	n/a	n/a	n/a	n/a
Lawrence Grassi Middle School	n/a	n/a	n/a	n/a	22.4	22.4	n/a	19.8	21.0	n/a	n/a	n/a
Our Lady of the Snows	16.6	19.0	18.8	23.0	21.8	27.8	21.0	23.7	22.3	n/a	7.0	11.0
Notre-Dames des Monts	n/a	10.5	12.0	n/a	8.8	14.1	n/a	n/a	n/a	n/a	n/a	n/a
Alberta Commission on Learning Recommendation	17.0			23.0			25.0			27.0		

4. 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

5. Responses to Food Needs

Bow Valley Christmas Spirit Campaign (Canmore)	1997	1998	1999	2000	2001	2002	2003	2004	2005
Canmore Hampers	64	87	81	93	100	79	117	131	139

Source: Bow Valley Christmas Spirit Campaign

Bow Valley Food Bank - Canmore Hamper Distribution						
Year	Total Hampers	Adults	Children	Total People	Permanent Population	Hampers per 1,000
1994/5	132	171	101	272	7,127	18.5
1995/6	145	190	83	273	7,632	19.0
1996/7	356	287	91	378	8,396	42.4
1997/8	310	220	78	298	9,015	34.4
1998/9	362	301	79	380	9,711	37.3
1999/0	370	278	76	354	10,239	36.1
2000/1	381	445	175	620	10,517	36.2
2001/2	387	479	180	659	10,843	35.7
2002/3	563	719	238	957	11,151	50.5
2003/4	440	557	262	819	11,458	38.4
2004/5	468	586	219	805	11,450	40.9
2005/6	451	544	271	815	11,442	39.4

Source: Bow Valley Food Bank

6. 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

Source: Alberta Family and Social Services

7. Social Assistance

Social Assistance Payments*		Canmore	Alberta	Canada
2003	# Receiving	340	192,480	1,377,840
	# Taxfilers	8,650	2,300,500	23,267,830
	\$'000 Received	\$929	\$641,063	\$7,851,473
	% of Taxfilers Receiving	3.9%	8.4%	5.9%
	Mean \$ Received	\$2,732	\$3,331	\$5,698
	Economic Dependency Ratio (EDR)	0.33	0.94	1.37
2004	# Receiving	360	204,200	1,377,680
	# Taxfilers	8,740	2,381,440	23,624,530
	\$'000	\$984	\$701,784	\$8,006,961
	% of Taxfilers Receiving	4.1%	8.6%	5.8%
	Mean \$ Received	\$2,733	\$3,437	\$5,812
	Economic Dependency Ratio (EDR)	0.32	0.93	1.33

*Includes payments made in the year on the basis of a means, needs or income test (whether made by an organized charity or under a government program).

Source: Statistics Canada Taxfiler Data: Neighbourhood Income and Demographics Tables

8. Crimes Against Persons and Property

Crimes Against Persons and Property	# of Offenses			Offenses per 100,000 Population		
	Persons	Property	Total	Persons	Property	Total
1995	75	362	437	983	4,743	5,726
1996	81	428	509	965	5,098	6,062
1997	84	459	543	932	5,092	6,023
1998	94	605	699	968	6,230	7,198
1999	72	545	617	703	5,323	6,026
2000	78	512	590	742	4,868	5,610
2001	87	516	603	802	4,759	5,561
2002	108	515	623	958	4,568	5,525
2003	111	671	782	969	5,856	6,825
2004	152	583	735	1,303	4,996	6,298
2005	112	647	759	966	5,578	6,544

Source: RCMP

9. Domestic Violence

Domestic Violence - BVVSA	Number of persons assisted after occurrences of domestic abuse	Permanent Population	Rate per 1,000 Permanent
1995/6	27	7,632	3.5
1996/7	22	8,396	2.6
1997/8	38	9,015	4.2
1998/9	34	9,711	3.5
1999/0	25	10,239	2.4
2000/1	37	10,517	3.5
2001/2	49	10,843	4.5
2002/3	45	11,151	4.0
2003/4	55	11,458	4.8
2004/5	48	11,450	4.2
2005/6	61	11,442	5.3

Source: BVVSA

10. Alcohol and Drug Use

Treatment Focus: April 1 2005 to March 31 2006	2004/5		2005/6	
	# of Clients	% of Clients	# of Clients	% of Clients
Alcohol Only	39	37.5%	40	32.5%
Other Drugs Only	36	34.6%	36	29.3%
Alcohol & Other Drugs	18	17.3%	24	19.5%
Alcohol, Other Drugs, & Tobacco	1	1.0%	7	5.7%
Alcohol & Tobacco	2	1.9%	4	3.3%
Alcohol, Other Drugs, Gambling & Tobacco	0	0.0%	3	2.4%
Other Combinations	8	7.7%	9	7.3%
Total	104	100.0%	123	100.0%

Source: AADAC

11. Health Services

Fiscal Year	Visits to ER department	Rate per 1,000 Permanent Residents	Permanent Population
1995/6	8,314	1,089.4	7,632
1996/7	10,526	1,253.7	8,396
1997/8	12,707	1,409.5	9,015
1998/9	13,961	1,437.6	9,711
1999/0	13,442	1,312.8	10,239
2000/1	14,504	1,379.1	10,517
2001/2	14,614	1,347.8	10,843
2002/3	14,987	1,342.0	11,168
2003/4	15,600	1,361.5	11,458
2004/5	13,369	1,167.6	11,450
2005/6	13,129	1,147.4	11,442
2004/05: Introduction of walk in clinic in Canmore			

Source: Calgary Health Region

Continuing Care and Home Care Services	2000	2001	2002	2003	2004	2005
Average number of people on active waitlist for Continuing Care	6	4	5	9	3	2
Rate per 1,000	0.6	0.4	0.4	0.8	0.3	0.2
Average Number of Individuals on Caseload for Home Care Services	145	198	211	219	225	237
Rate per 1,000	13.8	18.3	18.9	19.1	19.7	20.7
Permanent Population	10,517	10,843	11,168	11,458	11,450	11,442

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	2005	2006
Full Time	3,587	4,002	4,545	4,857	5,293	5,382	5,643	5,919	5,993	6,028
% of Total	65.1%	65.5%	67.4%	66.7%	68.2%	66.3%	67.7%	66.2%	65.3%	64.1%
Part Time	399	504	516	633	674	662	695	781	851	830
% of Total	7.2%	8.2%	7.6%	8.7%	8.7%	8.2%	8.3%	8.7%	9.3%	8.8%
Seasonal	119	165	141	192	157	175	258	203	284	215
% of Total	2.2%	2.7%	2.1%	2.6%	2.0%	2.2%	3.1%	2.3%	3.1%	2.3%
Retired	733	785	796	830	859	954	970	1,086	1,111	1,184
% of Total	13.3%	12.8%	11.8%	11.4%	11.1%	11.8%	11.6%	12.1%	12.1%	12.6%
Homemaker	335	345	316	277	334	311	335	319	321	259
% of Total	6.1%	5.6%	4.7%	3.8%	4.3%	3.8%	4.0%	3.6%	3.5%	2.8%
Unemployed	109	107	97	225	153	149	168	208	146	153
% of Total	2.0%	1.8%	1.4%	3.1%	2.0%	1.8%	2.0%	2.3%	1.6%	1.6%
Other	22	28	31	44	59	38	43	79	79	83
% of Total	0.4%	0.5%	0.5%	0.6%	0.8%	0.5%	0.5%	0.9%	0.9%	0.9%
Adult Student	49	41	76	41	25	61	69	106	91	48
% of Total	0.9%	0.7%	1.1%	0.6%	0.3%	0.8%	0.8%	1.2%	1.0%	0.5%
Unknown	153	135	230	184	208	380	152	244	304	605
% of Total	2.8%	2.2%	3.4%	2.5%	2.7%	4.7%	1.8%	2.7%	3.3%	6.4%
Total	5,506	6,112	6,748	7,283	7,762	8,112	8,333	8,945	9,180	9,405

Note: Adult = 18 years or older

Source: Canmore Census

Unemployment Rate	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
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%	3.3%	x
Alberta	7.8%	6.9%	5.8%	5.6%	5.7%	5.0%	4.6%	5.3%	5.1%	4.6%	3.9%
Canada	9.5%	9.5%	9.5%	8.8%	7.9%	6.7%	6.8%	7.6%	7.6%	7.2%	6.8%

x - Suppressed to meet confidentiality restrictions

Statistics Canada 2005b and Statistics Canada 2005c

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	2005	2006
Agriculture & Forestry % of Total	25 0.6%	24 0.5%	39 0.7%	47 0.8%	35 0.6%	38 0.6%	47 0.7%	41 0.6%	69 0.9%	67 0.9%
Mining & Oil % of Total	93 2.2%	87 1.8%	127 2.3%	132 2.2%	113 1.8%	123 1.9%	131 1.9%	168 2.3%	194 2.6%	226 2.9%
Manufacturing % of Total	201 4.7%	245 5.1%	140 2.5%	172 2.9%	190 3.0%	145 2.2%	195 2.9%	244 3.1%	177 2.4%	158 2.0%
Construction % of Total	472 11.1%	523 10.9%	661 12.0%	719 12.2%	758 11.9%	706 10.7%	720 10.6%	855 11.9%	851 11.4%	901 11.6%
Transportation, Communication, Utilities % of Total	233 5.5%	244 5.1%	263 4.8%	298 5.1%	290 4.6%	310 4.7%	328 4.9%	301 4.2%	368 4.9%	387 5.0%
Retail-Wholesale Trade % of Total	445 10.5%	543 11.3%	560 10.1%	587 10.0%	644 10.1%	637 9.6%	676 10.0%	682 9.5%	702 9.4%	688 8.9%
Financial, Insurance, Real Estate % of Total	148 3.5%	170 3.5%	187 3.4%	232 3.9%	240 3.8%	226 3.4%	248 3.7%	293 4.1%	301 4.0%	318 4.1%
Professional Services % of Total	205 4.8%	272 5.7%	328 5.9%	365 6.2%	420 6.6%	440 6.7%	466 6.9%	494 6.9%	547 7.3%	541 7.0%
Government % of Total	369 8.7%	405 8.4%	342 6.2%	336 5.7%	370 5.8%	377 5.7%	364 5.4%	375 5.2%	383 5.1%	399 5.2%
Education, Health, Social Services % of Total	553 13.0%	573 11.9%	578 10.5%	736 12.5%	689 10.9%	700 10.6%	868 12.8%	964 13.4%	958 12.8%	946 12.2%
Accommodation & Food % of Total	729 17.1%	835 17.4%	1,139 20.6%	1,203 20.4%	1,356 21.4%	1,371 20.8%	1,439 21.3%	1,363 19.0%	1,433 19.2%	1,351 17.4%
Personal Services % of Total	608 14.3%	729 15.2%	665 12.0%	804 13.6%	987 15.6%	1,095 16.6%	1,087 16.1%	1,154 16.1%	976 13.1%	924 11.9%
Other % of Total	32 0.8%	19 0.4%	106 1.9%	78 1.3%	45 0.7%	69 1.0%	56 0.8%	39 0.5%	168 2.3%	146 1.9%
Unknown % of Total	145 3.4%	139 2.9%	392 7.1%	190 3.2%	211 3.3%	369 5.6%	141 2.1%	221 3.1%	354 4.7%	702 9.1%
Total	4,258	4,808	5,527	5,889	6,348	6,606	6,766	7,174	7,481	7,754

Source: Canmore Census

3. Wages and Income

Job Category	Oct 2001- Apr 2002	May- Dec 2002	Jan- Nov 2003	Feb- July 2005	Estimated Annual Wage
Construction & Landscaping	\$10.75	\$11.91	\$11.02	\$12.30	\$25,584.00
Food & Beverage "front line"	\$7.37	\$7.50	\$7.18	\$8.00	\$16,640.00
Food & Beverage "kitchen"	\$8.93	\$10.31	\$10.31	\$10.12	\$21,049.60
Hotel Guest Services	\$9.00	\$9.07	\$9.13	\$9.75	\$20,280.00
Housekeeping & Cleaning	\$8.62	\$9.24	\$9.30	\$9.84	\$20,467.20
Miscellaneous	\$9.56	\$10.72	\$10.35	\$11.36	\$23,628.80
Office & Administration	\$12.15	\$11.45	\$11.46	\$10.95	\$22,776.00
Sales & Service	\$8.42	\$9.09	\$8.57	\$9.09	\$18,907.20
Trades & Maintenance	\$16.08	\$13.27	\$11.42	\$13.21	\$27,476.80
Travel & Tourism	\$8.75	\$9.24	\$12.05	\$11.22	\$23,337.60

Source: Job Resource Centre Labour Market Review

Total Individual Income 2004	Mean Income			Median Income		
	Males	Females	Total	Males	Females	Total
Canada	\$42,834	\$26,452	\$34,366	\$31,300	\$19,300	\$24,400
Alberta	\$51,802	\$27,974	\$39,720	\$36,200	\$20,300	\$26,900
Canmore	\$58,946	\$33,397	\$45,950	\$36,500	\$24,900	\$29,800

Source: Statistics Canada Taxfiler Data

Investment Income 2004	% Reporting Investment Income	\$ per Person Reporting Investment Income	% of Total Income for All Persons
Canada	32.8%	\$4,231	4.0%
Alberta	33.4%	\$5,798	4.9%
Canmore	36.7%	\$13,402	10.7%

Source: Statistics Canada Taxfiler Data

Employment Income 2004	Mean Employment Income			Median Employment Income		
	Males	Females	Total	Males	Females	Total
Canada	\$42,225	\$26,929	\$34,910	\$31,200	\$20,500	\$25,400
Alberta	\$50,406	\$27,611	\$39,615	\$36,200	\$20,600	\$27,500
Canmore	\$51,095	\$29,981	\$40,707	\$32,500	\$22,900	\$27,100

Source: Statistics Canada Taxfiler Data

4. Rental Housing Costs and Availability

Monthly Rental Housing Costs/Vacancy Rate

Canmore	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
1 Bedroom	\$536	\$547	\$555	\$555	\$570	\$583	\$606	\$616	\$620	\$644	\$649	\$678
2 Bedroom	\$624	\$626	\$638	\$642	\$680	\$687	\$710	\$732	\$746	\$749	\$750	\$760
3 Bedroom	\$786	\$796	\$817	\$846	\$816	\$796	\$901	\$906	\$921	x	x	\$986
Bachelor	\$0	\$0	\$408	\$412	\$420	\$440	\$430	\$455	\$450	x	x	x
Overall Vacancy Rate	2.7	1.8	0.0	0.0	0.0	0.0	0.0	0.9	1.0	1.2	3.8	2.4

2 Bedroom	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Banff	\$735	\$742	\$757	\$791	\$797	\$817	\$832	\$891	\$872	\$861	x	\$723
Canmore	\$624	\$626	\$638	\$642	\$680	\$687	\$710	\$732	\$746	\$749	\$750	\$760
Alberta 10,000+	x	x	x	x	x	x	x	x	x	x	\$755	\$767
Calgary	\$509	\$495	\$493	\$501	\$517	\$518	\$511	\$499	\$507	\$509	\$806	\$808

Overall Vacancy Rates	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Banff	0.0%	0.0%	0.3%	0.9%	0.6%	2.9%	1.5%	1.5%	2.3%	2.3%		2.5%
Canmore	2.7%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	1.0%	1.2%	3.8%	2.4%
Okotoks	1.0%	4.4%	0.6%	0.0%	0.0%	0.0%	0.8%	1.4%	1.3%	0.0%	2.1%	0.0%
Hinton	4.4%	5.4%	2.0%	6.3%	2.6%	14.9%	18.7%	25.1%	18.4%	19.2%		3.4%

Source: CMHC/Alberta Seniors, Alberta Apartment and Rental Cost Survey

Average Monthly Rental Rates	Feb 2002 to Apr 2002	Nov 2002 to Jan 2003	June 2005 to Sept 2005	Feb 2006 to July 2006
1 Bedroom	\$515.00	\$650.00	\$830.00	\$835.00
2 Bedroom	\$930.00	\$1,015.00	\$1,070.00	\$1,000.00
3 Bedroom	\$1,058.00	\$1,250.00	\$1,250.00	\$1,250.00
Bachelor/Studio	\$425.00	\$600.00	\$590.00	\$750.00
Roomate/Shared	\$350.00	\$450.00	\$440.00	\$480.00

*Based on advertised accommodation in the Canmore Leader and the Rocky Mountain Outlook

Source: Bow Valley Labour Market Review

5. Average House and Condominium Resale Prices

Average Residential Price (\$)	Canada	Alberta	Calgary	Canmore
1991	\$146,959	\$111,482	\$128,255	\$144,346
1992	\$149,572	\$113,558	\$129,506	\$148,500
1993	\$152,888	\$117,085	\$133,998	\$157,635
1994	\$158,299	\$117,336	\$133,571	\$170,489
1995	\$150,720	\$114,772	\$132,114	\$165,460
1996	\$150,886	\$117,673	\$134,643	\$171,658
1997	\$154,606	\$124,865	\$143,305	\$206,277
1998	\$152,365	\$132,905	\$157,353	\$226,505
1999	\$158,145	\$139,621	\$166,110	\$232,499
2000	\$163,992	\$146,258	\$176,305	\$232,006
2001	\$171,743	\$153,737	\$182,090	\$258,663
2002	\$188,973	\$170,253	\$198,350	\$274,404
2003	\$207,091	\$182,845	\$211,155	\$347,197
2004	\$227,210	\$194,769	\$222,860	\$389,671
2005	\$249,311	\$218,266	\$250,943	\$436,160

Average Resale Prices	Single Family	% Change	Multi Family/Condo	% Change
1993	\$178,000	-	\$137,000	-
1994	\$196,000	10%	\$142,000	4%
1995	\$200,000	2%	\$146,000	3%
1996	\$210,000	5%	\$148,000	1%
1997	\$240,000	14%	\$165,000	11%
1998	\$252,000	5%	\$196,000	19%
1999	\$259,000	3%	\$205,000	5%
2000	\$279,000	8%	\$205,000	0%
2001	\$319,000	14%	\$209,000	2%
2002	\$319,999	0%	\$241,000	15%
2003	\$413,021	29%	\$271,069	12%
2004	\$516,451	25%	\$318,782	18%
2005	\$555,046	7%	\$362,466	14%

6. Housing Affordability

Price Comparison Survey Shelter Index	2001	2003	2005
Edmonton	100.0	100.0	100.0
Calgary	118.8	117.6	109.2
Canmore	146.0	155.1	169.2
Fort McMurray	152.1	129.0	169.7
Jasper	140.9	136.7	137.7

Source: Alberta Economic Development

Rental Housing Costs (June to September 2005)	Monthly Rent*	Household Income Required*		
		Hourly	Monthly	Annual
1 Bedroom	\$830.00	\$15.96	\$2,767	\$33,200
2 Bedroom	\$1,070.00	\$20.58	\$3,567	\$42,800
3 Bedroom	\$1,250.00	\$24.04	\$4,167	\$50,000
Bachelor/Studio	\$590.00	\$11.35	\$1,967	\$23,600
Roomate/Shared	\$440.00	\$8.46	\$1,467	\$17,600

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

*based on advertised accomodation in the Canmore Leader, Banff Crag and Canyon, and the Rocky Mountain Outlook

*Affordability threshold is 30% of gross income

Canmore Income / Mortgage Limits	2004 Median Annual Income	32% of Annual Income	Available for Monthly Payment	Minus Property Tax + 50% of Condo Fees (\$250)	Mortgage Payment Factor (6.698)	Total Affordable Mortgage Amount	Assuming 25 year amort; 3 year rate of 6.5%			Median Resale Price 2004
							House Prices with:			
							5% DP	10% DP	25% DP	
Couple families	\$76,900	\$24,608	\$2,051	\$1,801		\$268,836	\$282,278	\$296,392	\$336,046	\$342,000
All Families	\$72,300	\$23,136	\$1,928	\$1,678		\$250,523	\$263,049	\$276,201	\$313,153	\$342,000
Lone-parent families	\$36,400	\$11,648	\$971	\$721		\$107,594	\$112,974	\$118,623	\$134,493	\$342,000
Non-family persons	\$26,000	\$8,320	\$693	\$443		\$66,189	\$69,498	\$72,973	\$82,736	\$342,000
Median Income - is Canmore's median household income										
*CMHC fees - banks do not include in calculation										
*Banks use 32% of annual income, which includes utilities										
*Total debt service limit is 40% (sometimes 42%); if people have no down payment their 5% is included in total debt service ratio										
*Note that mortgage regulations may require that people have to be in current job 1 year or longer										

Source: Statistics Canada 2004 Taxfiler Data. Mortgage table provided by Canmore Community Housing Corporation.

7. Municipal Tax Base Ratio

Year	Assessment Class	Assessment	Ratio
2005	Residential	\$2,929,821,790	82.9%
	Commercial	\$606,261,920	17.1%
2005	Residential	\$2,473,968,140	82.1%
	Commercial	\$538,210,760	17.9%
2004	Residential	\$1,947,428,210	79.6%
	Commercial	\$500,406,920	20.4%
2003	Residential	\$1,506,840,400	79.4%
	Commercial	\$390,018,800	20.6%
2002	Residential	\$1,324,872,930	78.8%
	Commercial	\$356,488,210	21.2%
2001	Residential	\$1,222,998,085	76.9%
	Commercial	\$366,738,835	23.1%
2000	Residential	\$1,104,174,920	77.1%
	Commercial	\$328,357,480	22.9%
1999	Residential	\$968,253,730	77.2%
	Commercial	\$285,223,220	22.8%
1998	Residential	\$826,181,800	76.2%
	Commercial	\$258,656,600	23.8%
1997	Residential	\$694,148,000	77.9%
	Commercial	\$197,274,350	22.1%
1996	Residential	\$556,004,900	78.1%
	Commercial	\$156,335,800	21.9%
1995	Residential	\$510,842,000	77.5%
	Commercial	\$148,729,400	22.5%

8. Business License Registry

Number of Businesses Registered:	2000	2001	2002	2003	2004	2005
Resident	498	521	556	598	589	593
Home Occupations	319	318	388	438	447	545
B&B	73	72	n/a	64	56	58
Hawker / Mt. Market	20	17	11	14	12	14
Non-Resident	202	229	268	356	297	339
Regional	*Not Monitored	17	25	28	24	36
Total	1,112	1,174	1,248	1,498	1,425	1,585

*Included in Non-Res
Totals

Business Registry Fees Collected	2000	2001	2002	2003	2004	2005
Resident	\$48,486	\$51,242	\$54,884	\$61,530	\$71,789	\$59,533
Home Occupations	\$31,900	\$28,462	\$38,124	\$42,955	\$45,630	\$53,957
B&B	\$7,300	\$7,827	n/a	\$6,400	\$5,404	\$5,850
Hawker / Mt. Market	\$2,100	\$2,725	\$3,075	\$3,450	\$2,459	\$1,500
Non-Resident	\$80,073	\$89,625	\$114,044	\$162,750	\$151,187	\$157,675
Regional		\$4,102	\$3,150	\$9,300	\$8,777	\$3,600
MD of Bighorn	n/a	n/a	n/a	\$6,000	\$6,000	\$6,000
Total	\$158,924	\$183,983	\$213,277	\$292,385	\$285,900	\$282,365

9. Tourism Industry

Occupancy Rates: Hotel Units	2000	2001	2002	2003	2004	2005
Mid Season (February - May)	60%	61%	52%	44%	47%	52%
High Season (June - September)	87%	80%	81%	71%	78%	82%
Low Season (October - January)	42%	38%	43%	40%	38%	48%
Yearly Totals	63%	60%	58%	52%	55%	60%

Derived from CH&LA Statistical Report - December 2005, from www.canmorebusiness.com

Occupancy Rates: Condo Units	2000	2001	2002	2003	2004	2005
Mid Season (February - May)	40%	57%	n/a	n/a	n/a	n/a
High Season (June - September)	68%	75%	n/a	n/a	n/a	n/a
Low Season (October - January)	40%	39%	n/a	n/a	n/a	n/a
Yearly Totals	44%	58%	n/a	n/a	n/a	n/a

Derived from CH&LA Statistical Report - December 2005, from www.canmorebusiness.com

Total Visits to the Canadian Rockies TDR (000's)							
Source of Visitor	1998	1999	2000	2001	2002	2003	2004
Alberta	1,630	1,970	1,765	1,950	2,076	1,540	1,730
Other Canada	409	346	326	411	417	300	380
US	588	564	551	518	513	400	410
Overseas	561	574	573	656	579	430	520
Total	3,188	3,454	3,215	3,535	3,585	2,670	3,040

10. Tourist Accommodations and Occupancy Rates

Occupancy Rates: Hotel Units	2000	2001	2002	2003	2004	2005
Mid Season (February - May)	60%	61%	52%	44%	47%	52%
High Season (June - September)	87%	80%	81%	71%	78%	82%
Low Season (October - January)	42%	38%	43%	40%	38%	48%
Yearly Totals	63%	60%	58%	52%	55%	60%
Derived from CH&LA Statistical Report - December 2005, from www.canmorebusiness.com						

Occupancy Rates: Condo Units	2000	2001	2002	2003	2004	2005
Mid Season (February - May)	n/a	n/a	n/a	n/a	57%	40%
High Season (June - September)	n/a	n/a	n/a	n/a	75%	68%
Low Season (October - January)	n/a	n/a	n/a	n/a	39%	40%
Yearly Totals	n/a	n/a	n/a	n/a	58%	44%
Derived from CH&LA Statistical Report - December 2005, from www.canmorebusiness.com						

10. Building Permit Summary

# of Permits Issued	Annual Total	Residential	Commercial	Inst/Govt	Industrial
1996	335	270	44	4	17
1997	423	343	41	8	31
1998	413	340	56	12	5
1999	304	238	50	5	11
2000	236	173	47	6	10
2001	238	174	38	9	17
2002	319	231	72	6	10
2003	298	226	47	11	14
2004	322	275	36	3	8
2005	317	244	62	10	1
10 Year Total	3,205	2,514	493	74	124

Source: Town of Canmore Planning and Engineering Services

Value of Permits Issued	Annual Total	Residential	Commercial	Inst/Govt	Industrial
1996	\$48,365,506	\$32,500,987	\$13,581,457	\$11,000	\$2,272,062
1997	\$56,438,269	\$39,321,619	\$14,024,670	\$1,521,780	\$1,570,200
1998	\$65,997,912	\$41,162,429	\$23,014,062	\$1,685,721	\$135,700
1999	\$51,709,500	\$36,795,095	\$12,097,805	\$1,183,000	\$1,633,600
2000	\$48,998,382	\$38,247,254	\$8,143,828	\$396,300	\$2,211,000
2001	\$48,572,725	\$35,089,181	\$9,578,044	\$915,500	\$2,990,000
2002	\$96,939,802	\$65,476,420	\$30,613,382	\$627,000	\$223,000
2003	\$116,658,000	\$91,707,000	\$17,914,000	\$5,951,000	\$1,086,000
2004	\$113,890,648	\$94,709,818	\$18,907,830	\$99,000	\$174,000
2005	\$127,097,660	\$76,319,300	\$49,777,360	\$996,000	\$5,000
10 Year Total	\$774,668,404	\$551,329,103	\$197,652,438	\$13,386,301	\$12,300,562

Source: Town of Canmore Planning and Engineering Services

APPENDIX D: ENVIRONMENTAL INDICATORS

1. 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

NOX 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

2. Water Consumption and Quality

WATER CONSUMPTION (m³) Residential meter size - 15mm	2000	2001	2002	2003	2004	2005
Total Annual Consumption	1,010,989	1,011,776	1,000,376	1,047,491	948,839	913,136
Permanent Population	10,571	10,843	11,168	11,458	11,802	11,442
Per Capita Consumption (Litres/capita/day)	262	256	245	250	220	219
% Change in water use		-2.4%	-4.0%	2.1%	-12.1%	-0.7%
Commercial/Industrial meter size - 20mm to 100mm	2000	2001	2002	2003	2004	2005
Total Annual Consumption	605,596	615,214	628,875	703,485	700,401	746,074
Number of Accounts	203	211	225	248	246	331
Per Account Consumption (Litres/account/day)	8,173	7,988	7,658	7,772	7,800	6,175
% Change in water use		-2.3%	-4.1%	1.5%	0.4%	-20.8%
Town Facilities and Parks meter size - 20mm to 100mm	2000	2001	2002	2003	2004	2005
Total Annual Consumption	43,811	57,426	55,326	51,229	42,940	40,448
Number of Accounts	20	22	24	30	32	30
Per Account Consumption (Litres/account/day)	6,002	7,151	6,316	4,678	3,676	3,694
% Change in water use		19.2%	-11.7%	-25.9%	-21.4%	0.5%
All Residential/Commercial/Municipal Uses	2000	2001	2002	2003	2004	2005
Total Annual Consumption	1,660,396	1,684,416	1,684,577	1,802,205	1,692,180	1,699,658
Per Capita Consumption (Litres/capita/day)	430	426	413	431	393	407
% Change in water use		-1.1%	-2.9%	4.3%	-8.8%	3.6%

Source: Town of Canmore Utilities Annual Report

3. 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	451
2003	2,307,816	6.3	445
2004	2,434,181	6.7	453
2005	2,759,450	7.6	496

* for Permanent Population (permanent & shadow)

Source: Town of Canmore Utilities Annual Report

Wastewater Parameter	2003 Average Effluent Characteristics	2004 Average Effluent Characteristics	2005 Average Effluent Characteristics	Effluent Approval Limit
Total Suspended Solids (TSS) (mg/L)	8.2	13.6	7.5	< 20
Biological Oxygen Demand (BOD ₅) (mg/L)	13.3	9.8	10.3	< 20
Total Phosphorus (mg/L)	0.5	0.6	0.7	< 1.0 (Oct-June)
Total Ammonia Nitrogen (mg/L)	5	5.5	3.3	< 5.0 (July-Sept)
Fecal Coliforms (MPN/100ml)	43	228	99	< 200
Total Coliforms (MPN/100ml)	185	1296	581	< 1000

4. Solid Waste

Total Waste	2001	2002	2003	2004	2005	% Change
Total Waste Diverted	2,085	7,185	8,529	11,375	11,660	459%
Total Waste Diverted per Capita	0.19	0.64	0.74	0.96	0.99	421%
Landfilled Materials						
Wet Waste (Calgary Landfill)	5,400	5,617	5,942	6,035	6,049	12%
Dry Waste (Francis Cooke Landfill)	3,747	5,346	6,664	9,127	5,431	45%
Total Waste Landfilled	9,147	10,963	12,606	15,162	11,480	26%
Total Waste Landfilled per Capita	0.84	0.98	1.10	1.28	0.97	15%
Total Waste Generated	11,232	18,148	21,135	26,537	23,140	106%
Total Waste Generated per Capita	1.04	1.62	1.84	2.25	2.02	94%
2010 Target	0.42	0.42	0.42	0.42	0.42	

Source: Town of Canmore, Solid Waste Services Annual Report

5. Recycling, Toxic Round-up & Paint Exchange

Recycling	1998	1999	2000	2001	2002	2003	2004	2005
Newsprint	153	230	237	228	238	222	220	127
Cardboard	169	234	217	205	238	158	227	310
Mixed Paper	93	80	139	146	142	225	279	262
Metal Cans	13	11	17	18	18	50	56	66
Glass	29	33	34	30	34	32	41	41
Milk Jugs	-	-	-	-	-	-	7	9
Plastic	9.5	12	14	19	16	29	29	31
eWaste	-	-	-	-	-	-	15	29
Oil (Plastic)	1.5	2.2		3.2	3.2	3	3	2
Total Tonnes	468	602.2	660	696	790	773	885	872
Batteries (No. of)	381	400	473	476	571	446	623	528
Oil (L)	19000	23992	28295	20450	30855	31,000	21,060	22,232
Oil Filters (No. of Drums) (Tonnes from 2003 on)	30	25	22	22	22	2	2	2

Source: Town of Canmore Solid Waste Services

Toxic Round-up	1998	1999	2000	2001	2002	2003	2004	2005
Waste Paint	3185	4715	5535	3690	4100	5,740	6,355	7,275
Corrosive Liquids	310	1025	570	445	1230	1,025	1,840	1,185
Corrosive Solids	0	205	0	80	0	0	410	410
Flammable Liquids	920	2050	1540	1505	3895	2,050	2,575	1,470
Flammable Solids	285	615	205	490	205	410	615	650
Poisonous Liquids/Solids	735	1845	1410	1095	2460	3,075	1,845	855
PCB Balasts						20	5	-
Aerosols	380	230	380	600	1010	1110	920	850
Total Litres	5,815	10,685	9,620	7,905	13,105	13,430	14,565	12,550
Litres per Capita	0.6	1.0	0.9	0.7	1.2	1.2	1.2	1.1

Source: Town of Canmore Solid Waste Services

6. 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

7. 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 - HWY1	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
E OF HARVEY HTS ACC 18-25-10-515001340	14,730	15,540	15,520	15,770	16,060	16,150	16,440	16,090	16,740	16,820
W OF PALLISER TR & BOW VAL TR NW OF CANMORE	14,410	15,190	16,390	16,510	16,240	16,300	16,590	16,230	17,000	17,080
E OF PALLISER TR & BOW VAL TR NW OF CANMORE	10,470	11,050	11,910	11,700	11,960	12,120	13,000	13,090	12,970	13,100
W OF 1A S OF CANMORE	10,170	10,650	11,640	12,100	12,830	12,990	13,800	13,890	13,920	14,060
E OF 1A S OF CANMORE	12,390	12,980	13,170	13,680	14,250	14,440	15,320	15,420	15,850	16,030
5.0 KM E 1 & 1A CANMORE WJ	12,370	12,950	13,970	14,520	14,290	14,480	14,840	15,010	15,500	15,700

Source: Alberta Transportation

8. Wildlife Movement Corridors and Habitat Patches

9. Wildlife Attractants

Non Natural Food Incidents	1998	1999	2000	2001	2002	2003	2004	2005	Total
Garbage	51	17	9	0	5	5	8	5	104
BBQ	2	0	0	0	0	3	0	0	5
Bird Feeder	4	12	4	0	0	4	1	0	27
Compost	3	2	0	0	0	0	0	0	5
Golf Course Vegetation	0	1	0	5	2	3	8	7	26
Human Food	10	4	1	0	0	0	1	0	16
Ornamental Fruit	13	6	0	0	0	4	1	1	25
Pet Food	3	1	0	0	0	0	1	0	5
Total	86	43	14	5	7	19	20	13	213

Source: Alberta Sustainable Resource Development

10. Wildlife Incidents and Outcomes

Human/Wildlife Conflict	1998	1999	2000	2001	2002	2003	2004	2005
Bears	120	70	25	19	12	48	24	17
Cougars	1	1	4	1	2	0	0	1

Source: Alberta Sustainable Resource Development

Destroyed/ Relocated Bears	Species	1998	1999	2000	2001	2002	2003	2004	2005	Total
Animal Destroyed	Black Bear	0	0	0	1	0	1	3	1	6
	Grizzly Bear	0	0	0	0	0	0	0	1	1
Animal Relocated	Black Bear	5	1	1	0	4	1	2	0	14
	Grizzly Bear	0	0	1	2	0	1	1	0	5

Source: Alberta Sustainable Resource Development

11. Wildlife Highway Mortality

Wildlife Vehicle Collisions TransCanada Highway + Hwy 1A: Banff Park Gate to Hwy 40	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Grizzly Bear	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Black Bear	0	0	2	4	0	1	2	3	1	5	0	1	1	1	2	2
Wolf	0	0	0	0	0	0	0	0	0	0	1	1	1	4	0	0
Cougar	0	0	0	1	0	0	0	2	0	0	2	1	0	1	0	0
Lynx	1	2	0	0	0	1	1	0	2	1	1	0	0	0	0	0
Elk	40	24	11	29	27	27	47	11	21	32	29	28	29	25	25	25
Deer	43	36	28	60	56	73	36	31	27	36	54	50	32	37	50	52
Moose	1	2	0	0	2	1	2	5	3	0	0	1	2	1	0	0
Sheep	15	6	7	9	5	12	14	2	6	2	3	8	1	6	8	6
Goat	0	1	0	1	1	0	0	0	1	0	0	0	0	0	0	0
Ungulate	0	0	0	0	0	0	0	0	0	0	5	3	3	2	1	2
Birds	4	0	0	1	0	0	0	0	0	0	0	0	0	0	2	1
Other	5	3	2	5	9	11	7	8	8	0	7	1	9	9	10	8
Total	109	74	50	110	100	126	109	62	69	76	102	94	78	86	99	96

Source: Banff Wildlife Crossings Project

12. Quantitative Land Uses

Land Use (grouped Land Use Districts)	Total Area (ha)		% of Total Area	
	2003	2006	2003	2006
Conservation	941	1032	32.2%	35.4%
Open Space / Park	456	492	15.6%	16.8%
Golf	167	293	5.7%	10.0%
Future Resort Area	692	321	23.7%	11.0%
High Density Residential	119	160	4.1%	5.5%
Low Density Residential	363	365	12.4%	12.5%
Industrial	32	32	1.1%	1.1%
Commercial	151	151	5.2%	5.2%
Mixed Use	0	24	0.0%	0.8%
Resort Accommodation	0	50	0.0%	1.7%
Total Area	2921	2921	100.0%	100.0%

Source: Derived from Land Use Districts GIS layer provided by Town of Canmore Planning and Engineering Services

13. Wildland Urban Interface – Wildfire Protection

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

Source: Town of Canmore Wildland/Urban Interface Plan

Year	Fuel Modification	Area (ha)
1999	Harvie Heights (municipal land)	2.8
1999	Eagle Terrace	4.0
2000	Harvie Heights (municipal land)	10.0
2000	Rocky Mountain Elk Foundation lands	9.5
2001	Harvie Heights (crown land)	12.0
2001	Harvie Heights (municipal land)	5.0
2002	Harvie Heights (municipal land)	8.0
2002	Three Sisters Mountain Resort	30.0
2003	Fairholme Bench - Banff National Park - Fuel Modification and Prescribed burn (Direct impact to Canmore from a landscape perspective)	
2004	Canmore Nordic Centre West	104.0
2004	Fairholme Bench - Banff National Park - (Fuel Modification/Maintenance)	
2005	A number of wind events resulted in significant tree removal around town.	
2006	Canmore Nordic Center West – *clean up from blow down in the existing blocks.	45.0*
2006	Harvie Heights – clean up of blow-down, site enlarged several hectares by wind event (crown)	
Total Area Modified		230.3

Source: Alberta Sustainable Resource Development/
Alberta Community Development

14. Forest Health

Forest Age Class		
Age Classes*	Theoretical Natural Distribution**	Actual Age Class
20	60	0.00
40	42	0.32
60	30	2.19
80	20	5.11
100	14	10.27
120	10	60.89
140	7	43.72
160	5	6.49
180	3	3.60
200	2	0.64
220	1	0.00
*Upper limit of each age class		
**Assumes a 50 year historical fire cycle		

Source: Parks Canada

Mountain Pine Beetle Survey Results: Bow Valley			
Year	# of Trees Infested		
	Provincial Land	Town of Canmore	Private Developers (in the Town of Canmore)
2002	1013		
2003	252	55	
2004	346	49	
2005	315	64	
2006		60	37

15. Aquatic Health and Fisheries

Brown Trout Redds Spawning Surveys	1989	1990	1991	1994	1995	1999	2004	2005
Total for Bill Griffith's Creek	852	827	857	578	548	538	169	65

Source: Alberta Sustainable Resource Development - Fisheries Management Branch