

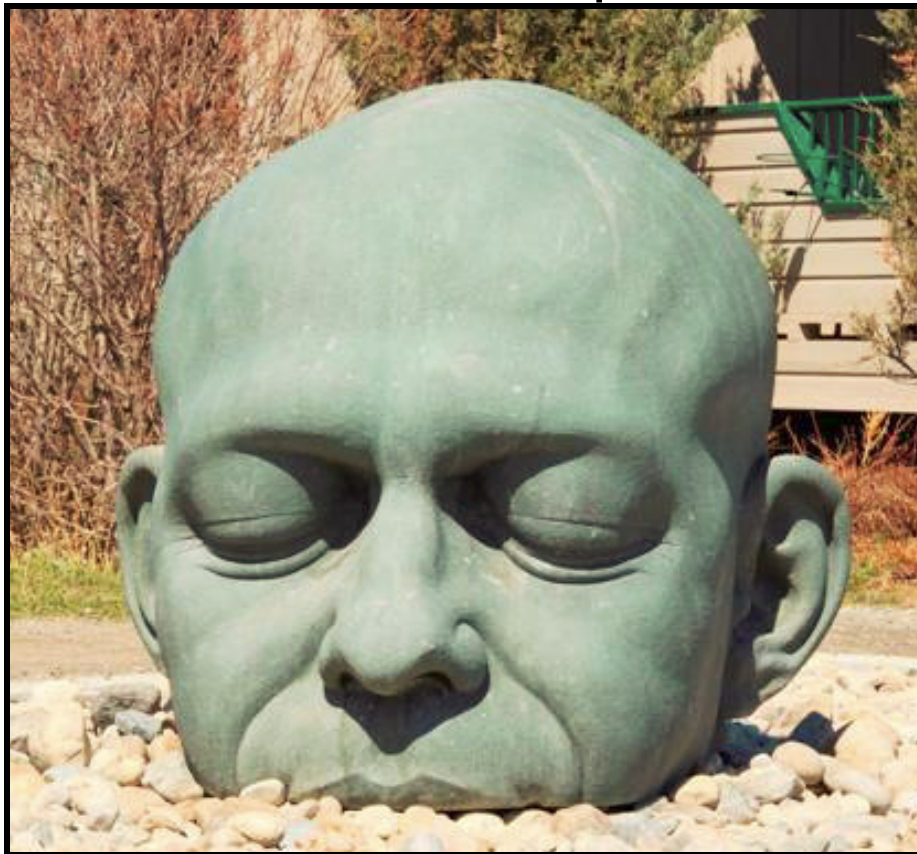


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Canmore Community Monitoring Program

2010 Final Report



April 22, 2011

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2010 Executive Summary

The Executive Summary provides a snapshot of highlighted indicators from the Canmore Community Monitoring Report. These indicators were selected because they were considered to provide a succinct overview of key trends in the community. The main text of the report contains the full suite of indicators and a more thorough discussion of trends and conditions in the town of Canmore.





The Canmore Community Monitoring report is compiled approximately every two years with the purpose of monitoring and evaluating trends in the community. The focus is on the demographic, social, economic and environmental issues that Canmore faces. The sections of the report are organized as per the five guiding principles from the 2006 Mining the Future Vision for Canmore, which provides foundational values and goals for the community. The report uses the most recent information available, up to the end of 2010 where possible.

Like other communities, Canmore is impacted by local, regional, national and international trends. It was not immune to the 2007-2009 financial downturns of global markets and economies, nor the economic slowdown which followed. Many of the indicators in this report already show the impacts from these events, while indicators with less frequently reported data may not yet have shown the full impacts. Some indicators rely on data from the federal census which is acquired every five years, with the next one occurring in 2011, while other indicators show lagging effects, which are in the process of showing their full impacts.

Key Indicators at a Glance: 2006-2010 Summary

The following indicators have been brought forward to highlight some key changes that have happened in Canmore since 2006. It is important to remember that a single year of change in the data does not necessarily indicate an emerging trend, and that past changes are not necessarily an indication of future trends and conditions. Rather than only looking at the most recent year of change in the data, the period 2006 to 2010 was chosen to put the information in context and to ensure that there are at least several data points in each series (not all data is available for 2010, nor is all of it collected on an annual basis).

The following change descriptors were chosen to summarize the trend of the indicator for the available data points during the period for 2006-2010. The threshold for change is +/- 5% change during that period (to reduce the effect of minor fluctuations or ‘noise’ in the data).

Trend Descriptor		Trend Condition
Increased		Values have generally trended upwards resulting in a measureable change of at least +5% over the base year
Decreased		Values have generally trended downwards resulting in a measureable change of at least -5% over the base year
Stable		Values have remained relatively stable (within +/- 5% of the base year) without major fluctuations
Variable		Values have fluctuated higher and lower (greater than +/- 5% of the base year) without a clear trend higher or lower




Identity

Guiding Principles

#1. Our identity. We recognize ourselves to be:

- Healthy, active people who share a passion for mountain culture, environment, aesthetics, and recreation;
- Highly skilled people with a diversity of talents who are involved personally and professionally in our community and the world-at-large;
- People who have chosen to live here, who are able to reflect on who they are and why they live here, and who are committed to continually renewing their relationship with each other, the community, and the mountain landscape; and
- People who excel in all aspects of life, but particularly so in sports, the arts, and wellbeing.

-Mining the Future: A Vision for Canmore

Key Identity Indicators– 2006-2010 Summary				
Section		Indicator	Trend Since 2006	Comments
Population	1. Permanent Population: Length of Residency, Migration and Growth Rate	Permanent Residents		Increased by 5.4% from 2006 to 2009.
		Length of Residency		Proportion of 10+ year residents has increased since 2006, overall increase since 1995.
	3. Non-Permanent Population	Non-Permanent Residents		19.2% increase from 2006-2009 (annual growth rate slowing from 2008-2009). As of 2009, 32% of the total population are non-permanent residents.

Canmore’s most recent census (2009) showed that its total combined population was 17,970 residents (12,226 permanent and 5,744 non-permanent). The growth rate of the permanent population has slowed substantially since the mid 1990’s, while the non-permanent population has been a major source of population growth in recent years. The annual growth rate of the non-permanent population peaked at over 27% in 2006 and then tapered off to 3.2% in 2009. Non-permanent residents now represent 32% of the total population of the community.






From 1995 to 2009, the number and proportion of long term residents (>10 years) has increased substantially, while the population turnover rate has remained steady, indicating that the current rate of turnover is in large part, due to the in and out-migration of newer residents.

Economic Sustainability

Guiding Principles

#2 - Economic sustainability. We acknowledge the importance of a strong economy to our overall wellbeing, and how important it is that our economy remains viable over time. At present, we see ourselves primarily as a successful tourism community. To achieve the strong, resilient economy we believe necessary for future success, we will need to build on the tourism base to create a balanced economy that draws from many sources, including knowledge-based industry, entrepreneurship, retirement and investment income, wellness and mountain lifestyle. Economic sustainability requires a diversity of income sources and the participation a diverse workforce – one with a range of skills, ages, means and abilities – that is supported by the community over time.

-Mining the Future: A Vision for Canmore

Key Economic Sustainability Indicators – 2006-2010 Summary				
Section		Indicator	Trend Since 2006	Comments
Employment and Income	1. Employment Status of Adults	Regional Unemployment Rate		The regional unemployment rate increased from 2007 to 2009, levelling off in 2010 at 5.3%.
	3. Income and Wages	Median Individual Income		Median individual income increased 10.8% from 2006-2008.
Business and Development	6. Building Permit Summary	\$ of Permits Issued		From 2007 to 2010, the total \$ value of building permits has dropped by 82.6%.
Tourism	7. Tourism Industry	# of Visiting Parties – Travel Alberta Visitor Information Centre		Decreased by 31.4% from 2006 to 2010.
	8. Tourist Accommodations and Occupancy Rates	Occupancy Rates		Hotel occupancy rates decreased 13% from 2008 to 2009, rebounded by 6% in 2010.

As expected, many of the economic indicators were impacted by the 2007-2009 financial downturns of global markets and economies, and are now rebounding slightly. The regional unemployment rate increased from < 2% in 2006, through to 2009, levelling off to 5.3% in 2009 and 2010. The very low (<2%) unemployment rates in 2006 and earlier had resulted in limited supply and mobility in the labour market, creating challenges for many employers and businesses.

Average and median total individual income levels remain higher in Canmore than in Alberta or Canada. Median total individual income is higher than in the rest of Alberta, while median employment income is lower. There are higher than average levels of investment income, and lower levels of income from employment insurance or social assistance. Median total individual income increased 10.8% from 2006-2008.

Building permit values jumped sharply in 2006, hitting a peak of more than \$220 million in 2007, and then dropped to a low of \$33 million in 2009. In 2010 there was a slight rebound in building permits to \$38 million. The peak in building permit values for 2006 and 2007 may have been an outlier, rather than part of a long upwards trend as some had presumed. Since that time, the economic situation has changed and financing has become correspondingly harder to obtain, making it highly unlikely that numbers like those from 2006 and 2007 will be attained again in the near future. There were also several large institutional, commercial and tourist home/vacation rental suite properties under construction at that time in Canmore, contributing to the overall permit values.





Canmore relies heavily on visitation and recreational property buyers from the regional market. The continued prosperity of the Calgary region is an important driver of Canmore's economy. From 2006 to 2010, the number of visiting parties to the Travel Alberta Visitor Information Centre decreased by 31.4%. Hotel occupancy rates decreased 13% from 2008 to 2009, but rebounded by 6% in 2010.

Social Fabric

Guiding Principles

#3 - Social fabric. We are proud of our history as a close-knit, supportive and caring community, and we envision a future in which Canmore's social fabric remains as tightly woven as in the past. We believe that embracing diversity, and managing our community in ways that support diversity, is the means to creating and maintaining a strong social fabric. To maintain that fabric's strength – woven from the warp and weft of different people of all ages and backgrounds, family make-up, income levels, values, and interests – we will need to not only support current practices and policies that keep people here who are already in the community, but discover and implement new practices and policies as well.

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Key Social Fabric Indicators – 2006-2010 Summary			
Section	Indicator	Trend Since 2006	Comments
Community Involvement	1. Volunteer Organizations	# of Organizations	 Peaked in 2007, but 7.8% more organizations in 2010 than in 2006
Social Needs	Social Assistance – Income Support Programs	Economic Dependency Ratio (EDR) - Social Assistance Payments relative to Employment Income	 EDR for Social Assistance is already very low relative to Alberta or Canada.
Public Safety	6. Criminal Code Offenses	Criminal Offenses (excluding traffic)	 The # of criminal offenses decreased 30.4% from 2006 to 2009.
Housing	13. Rental Housing Costs and Availability	Average Annual Advertised Monthly Rent	 Average rents peaked late in 2008, then declined to near-2006 levels by the end of 2010.
	14. Average House and Condominium Resale Prices	Average Resale Price	 Prices peaked in 2007, then declined through 2009, rising slightly in 2010. Prices remain above 2006 levels, however sales volumes are low and the average values may not fully represent the current market condition.

Canmore continues to have a wide range of volunteer and non-profit organizations, with a total of 138 in early 2011. Of these, 16 have a provincial, national, or even a global focus but are headquartered here in Canmore. This helps to highlight the importance of the non-profit and charitable sector as a source of employment and economic development in the community.

Compared to provincial and national averages, Canmore has a much lower proportion of people receiving social assistance payments for income support. Additionally, Canmore

has a lower rate of economic dependence on social assistance payments (relative to employment income). In part, this is due to the high participation rates in the labour force, and the low unemployment rate in Canmore. The most recent data available is from 2008, so the impacts of the economic difficulties of the past few years are not fully reflected in this data.

Since 2003, both the number and per capita rate of criminal code offenses has declined in Canmore. The number of criminal offenses (excluding traffic) decreased 30% from 2006 to 2009. In 2009, the rate of violent and property crimes was lower than in Alberta, and slightly lower than in all of Canada.

Average rental housing costs peaked late in 2008, and then declined to near-2006 levels by the end of 2010. Average house and condominium resale prices peaked in 2007, and then declined through 2009, rising slightly in 2010. Prices remain above 2006 levels, however sales volumes are low and the average values may not fully represent the current market condition. Canmore rental rates remain relatively low when compared to the price of purchasing a house. While affordability is still a challenge for many renters, they have been somewhat shielded from the full cost of the housing market in Canmore. The gap between rental rates and mortgage prices could have an impact the market's willingness to purchase rental investment properties in Canmore.

An extended period of economic growth in Alberta, and demand for mountain recreational properties fuelled rising real estate values in Canmore for much of the past decade. Starting in 2008, the global economic downturn suddenly cooled real estate markets. This resulted in a dramatic slowdown of sales volume in Canmore and some moderation in prices. At this point in time, the extent or duration of the market correction is hard to predict as there have been limited numbers of prospective buyers or sellers. The low volume of sales from 2008-2010, means that the average values can easily be skewed by the sale of several expensive properties and therefore these market statistics should be treated with some caution.

The purchase of recreational properties or second homes by the non-permanent population has been a major driver of population increases in Canmore over the past decade. The growth of the non-permanent population slowed considerably from 2008 through 2009, corresponding with the lower prices and sales volumes in the real estate market during this time.






Although the upward trend in real estate values has moderated since the peak in 2008, purchasing market-priced housing is beyond the average level of wages for many workers in town. This gap between wages and housing prices creates challenges for both people who would like to remain in the community and for employers who would like to recruit and retain long-term staff. The recent construction of Perpetually Affordable Housing (PAH) and other affordable housing units is an important step towards providing suitable housing options for many residents.



Environmental Stewardship

Guiding Principles

#4 - Environmental stewardship. We recognize that Canmore is both geographically bounded and ecologically significant. Further, we acknowledge that Canmore is part of a wider ecosystem and that we as human residents share the valley with many other species of plants and animals. Accordingly, we acknowledge that our geography and ecology impose limits that cannot be ignored. Environmental stewardship means that we ensure our mountain ecosystems remain healthy over time, and that we work towards our common future without squandering either our cultural or natural capital. It requires the demonstration of individual and community responsibility towards the natural environment.

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Key Environmental Stewardship Indicators - 2006-2010 Summary				
Section		Indicator	Trend since 2006	Comments
Water Management	1. Water Consumption	Total Water Production (per capita - total population)		Total per capita water production decreased by 15.3% from 2006 to 2010, almost reaching the ESAP 2015 target of reducing consumption by 30% per capita from 2000 levels.
	3. Wastewater	Total Ammonia Nitrogen (N) Loading and Total Phosphorus (P) Loading		Total ammonia nitrogen loading was decreased from 2006 through 2008, but by 2009 it was 8.5% higher than in 2006. Total phosphorus loading decreased by 32.2% from 2006 to 2010.
		Wastewater Effluent Characteristics		Annual average effluent characteristics remain well within approval limits with no clear indication of any trends.
Waste Management	5. Resource Conservation and Waste Management	Residential and Industrial, Commercial, and Institutional (ICI) Wastes Sent to Calgary Area Landfills (per capita - total population)		Increased by 16.3% from 2006 to 2008, dropping to slightly less than 2006 levels by 2010. As of 2010, the per capita waste landfilled was 0.36 T, very close to reaching the 2015 ESAP goal of 0.35 T per person.
		Construction & Demolition (C&D) Wastes Land Filled at Francis Cooke Landfill (per capita - total population)		Decreased by 72.4% from 2006 and 2010 with the biggest drop occurring from 2008 to 2009 due to a reduction in building activity. The 2015 ESAP goal 0.25 T per person was achieved in 2009.

Key Environmental Stewardship Indicators - 2006-2010 Summary (continued)				
Wildlife	9. Human / Wildlife Conflict	Bears/Cougars/Coyotes - Human Conflict Occurrences		<p>The majority of human conflict occurrences with all species are of low-moderate severity and do not involve injury to people.</p> <p>There was an increase in the # of bear and cougar conflict occurrences from 2006 to 2009, however there were no human injuries or fatalities, or contact occurrences. The increase was primarily related to predation on wildlife and feeding on vegetation near developed areas.</p> <p>There were 6 occurrences in 2007&8 in which coyotes made physical contact with a person.</p>
Landscape	12. Forest Health	Mountain Pine Beetle Survey Results		<p>Preliminary survey and control results from March 2011 indicate that there has been dramatic decrease in mountain pine beetle populations.</p>

In terms of water consumption in Canmore, total per capita water production decreased by 15.3% from 2006 to 2010, almost reaching the Town’s Environmental Sustainability Action Plan (ESAP) 2015 target of reducing consumption by 30% per capita from 2000 levels. Education and individual actions help to reach these numbers. In 2009/10 the Biosphere Institute of the Bow Valley and the Town of Canmore partnered on the community-wide Sustainable Action Canmore program. Follow up survey results confirmed that 682 of the ultra low flow showerheads distributed during the project were actually installed and being used by residents.

Annual average wastewater effluent characteristics remain well within approval limits with no clear indications of any trends. Total ammonia nitrogen loading from wastewater to the Bow River decreased from 2006 through 2008, but by 2009 it was 8.5% higher than in 2006. Total phosphorus loading decreased by 32.2% from 2006 to 2010.

As of 2010, the per capita waste landfilled was 0.36 T, very close to reaching the 2015 ESAP goal of 0.35 T per person. This includes residential and industrial, commercial, and institutional wastes sent to Calgary area landfills (per capita - total population). Construction and demolition waste land filled at Francis Cooke Landfill (per capita - total population) decreased by 72.4% from 2006 and 2010 with the biggest drop occurring from 2008 to 2009 due to a reduction in building activity. The 2015 ESAP goal 0.25 T per person was achieved in 2009.

Wildlife monitoring data is available for some, but not all wildlife corridors around Canmore. A summary report of 10 years of data collection on the Benchlands is anticipated in 2011.

The majority of human/wildlife conflict occurrences with bears, cougars and coyotes are of low-moderate severity and do not involve aggressive behaviour or contact with humans. There was an increase in the number of bear and cougar occurrences from 2006 to 2009, however there were no human injuries or fatalities, or contact occurrences. There were 6 occurrences in 2007 and 2008 in which coyotes made physical contact with a person. Programs such as Bow Valley WildSmart and the Wildlife Ambassador Program help educate the community to reduce conflict situations.

Preliminary mountain pine beetle survey and control results from March 2011 indicate that there has been dramatic decrease in these beetle populations.

Civic Engagement and Leadership

Guiding Principles

#5. Civic engagement and leadership. We note the community’s history of strong citizen engagement in important civic issues. The future we envision builds on that engagement, with an expanded voice for citizens in making key decisions. A variety of new forums that support meaningful community dialogue, information sharing, and informed deliberation will be required to make decisions that are consistent with the Vision. Continued and expanded citizen engagement will require visionary leadership from both our elected officials and our individual residents.

-Mining the Future: A Vision for Canmore

The Civic Engagement and Leadership section does not have the same framework of measurement-based indicators as per the other sections of this report. Therefore the summary results are reported in a different fashion in this table since this indicators section focuses primarily on initiatives and actions that were undertaken by the Town of Canmore and its partners in the community.

Key Civic Engagement and Leadership Indicators - 2006-2010 Summary	
Section	Comments
Civic Engagement	The Town of Canmore embarked on several major community engagement initiatives during this period, including the completion of the Mining the Future Vision and the creation of the VisionKeepers group, the CSP (rescinded) and public consultation surrounding the Multiplex project (now under construction).
Voter Participation	Voter turnout in municipal elections increased from 2,211 in 2007 to 3,783 in 2010.
Municipal Sustainability Initiatives	The Town of Canmore led, and participated in a number of significant initiatives including: <ul style="list-style-type: none"> • Sustainable Action Canmore • Sustainable Economic Development and Tourism Strategy • Town of Canmore Non-Permanent Resident Impacts Study • Environmental Sustainability Action Plan • Bow Valley Transit Initiative • Fair Trade Community
Reporting/Monitoring Process	Municipal and community actions continued to be reported through the Canmore Community Monitoring Report and the Town of Canmore Annual Report. The municipal Canmore Census continued to gather demographic data about the community.

The Town of Canmore has taken new directions with regard to civic engagement and leadership in recent years, embarking on several major community engagement initiatives, including the completion of the Mining the Future Vision and the creation of the VisionKeepers group, the Community Sustainability Plan (rescinded) and public consultation surrounding the Multiplex project (now under construction).

The Town of Canmore led, and participated in, a number of significant municipal sustainability initiatives including: Sustainable Action Canmore; Sustainable Economic Development and Tourism Strategy; Town of Canmore Non-Permanent Resident Impacts Study; Environmental Sustainability Action Plan; Bow Valley Transit Initiative; and designation as a Fair Trade Community.

Voter turnout is an indicator of citizen participation in the public process. In Canmore, municipal election voter turnout increased from 2,211 in 2007 to 3,783 in 2010. Municipal and community actions continued to be reported through the Canmore Community Monitoring Report and the Town of Canmore Annual Report. The municipal Canmore Census continued to gather demographic data about the community.

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 2006 Mining the Future: A Vision for Canmore.

The Monitoring Program involves...

- identifying indicators to be tracked in the following sectors: Identity, Economic Sustainability, Social Fabric, Environmental Stewardship, and Civic Engagement and Leadership;
- collecting 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;
- measuring relative to thresholds or goals for indicators when available
- 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. Indicators are restricted to data that is currently being collected as conducting surveys or conducting primary research is beyond the scope of this process.

If current information was not available for an indicator it was not included in this report. To see the list of indicators which have been 'archived' until updated data is available please see Appendix F on page 199.

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. If no explicit thresholds or goals exist then the data may be compared to a relevant societal average, typically for Alberta, Canada, or other communities.

The Data

This report is based on the most current data collected to date. For instance, statistics from the municipal 2009 Census of Canmore is utilized as it is the most recent available. Comparative data on a community, provincial, or national level is included where appropriate or available.

Due to gaps in municipal census years, some population values have been interpolated or estimated. This was done when population numbers were needed to calculate per capita values:

- 2002, 2004, 2007: no census was available for these years, so values were estimated to be 50% of the difference between the adjacent census years.
- 2010: no census was conducted for 2010. The population values were assumed to be the same as 2009 as there was no clear indication to presume that there had been a substantial increase or decrease in the population since 2009. When the 2011 census numbers become available the per capita values for 2010 should be recalculated assuming 50% of the difference between the adjacent census years.

The Federal Census of Canada is due to be updated in 2011. As such, the latest Census of Canada data available is from 2006. Unless required, this data was not included in the report, and any measures relying on that data were removed.

The Report

The report begins with an Executive Summary highlighting the trends that have been developing. The body of the report is divided into five sections: Identity, Economic Sustainability, Social Fabric, Environmental Stewardship, and Civic Engagement and Leadership, each with multiple indicators. The layout of each indicator category consists of a definition, 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 data 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.
- Canmore Community Monitoring Program 2006 Report – December 2006.
- Canmore Community Monitoring Program 2008 Report – February 2009.
- 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.

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The following are 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.

Foundational Values for Canmore

SUSTAINABILITY: . . . integrating our social, economic and environmental activities in ways that will enable us to meet the needs of the current generations without compromising the ability of future generations to meet their own needs.

DIVERSITY: . . . managing our community in ways that attract, include, keep, and celebrate a wide range of people, perspectives, and lifestyles.

CONNECTEDNESS: . . . managing our community in ways that foster a shared sense of belonging among all citizens.

Identity

Guiding Principles

#1. Our identity. We recognize ourselves to be:

- Healthy, active people who share a passion for mountain culture, environment, aesthetics, and recreation;
- Highly skilled people with a diversity of talents who are involved personally and professionally in our community and the world-at-large;
- People who have chosen to live here, who are able to reflect on who they are and why they live here, and who are committed to continually renewing their relationship with each other, the community, and the mountain landscape; and
- People who excel in all aspects of life, but particularly so in sports, the arts, and wellbeing.

-Mining the Future: A Vision for Canmore

Goals

1. Understand, cherish and maintain the diverse nature of Canmore's landscape, heritage and people
2. Recognize that our sense of community, including both ourselves and those who visit us, is the core of our identity
3. Acknowledge that our identity includes regional and international tourism, recreation and mountain lifestyles, and a focus on wellness and excellence in sport
4. Create a balanced relationship between the Canmore that serves tourists and the Canmore that serves a large local, non-tourist population
5. Recognize and redefine our connection and working relationships with the nearby communities of Banff, Exshaw, Lake Louise, Morley, Calgary
6. Retain Canmore's small town character – open, friendly, easily accessible – while developing its global connections
7. Preserve and celebrate our mountain heritage
8. Develop excellence in arts and culture, environmental stewardship and wellness

Criteria

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





1. Be consistent with, and strengthen the value of Canmore's identity
2. Strengthen our connectedness by creating means to create a strong sense of belonging
3. Demonstrate the relationship between the natural landscape and our identity
4. Market and promote our identity in a way that supports and enhances our vision
5. Communicate Canmore's identity to residents, newcomers and visitors

-Mining the Future: A Vision for Canmore









Summary

The following indicators have been brought forward to highlight some key changes that have happened in Canmore since 2006. It is important to remember that a single year of change in the data does not necessarily indicate an emerging trend, and that past changes are not necessarily an indication of future trends and conditions. Rather than only looking at the most recent year of change in the data, the period 2006 to 2010 was chosen to put the information in context and to ensure that there are at least several data points in each series (not all data is available for 2010, nor is all of it collected on an annual basis).

The following change descriptors were chosen to summarize the trend of the indicator for the available data points during the period for 2006-2010. The threshold for change is +/- 5% change during that period (to reduce the effect of minor fluctuations or 'noise' in the data).

Trend Descriptor		Trend Condition
Increased		Values have generally trended upwards resulting in a measureable change of at least +5% over the base year
Decreased		Values have generally trended downwards resulting in a measureable change of at least -5% over the base year
Stable		Values have remained relatively stable (within +/- 5% of the base year) without major fluctuations
Variable		Values have fluctuated higher and lower (greater than +/- 5% of the base year) without a clear trend higher or lower

Identity Indicators - 2006-2010 Summary

Section		Indicator	Trend Since 2006	Comments
Population	1. Permanent Population: Length of Residency, Migration and Growth Rate	Permanent Residents		Increased by 5.4% from 2006 to 2009.
		In-Migration		Some fluctuations, but decreased by 8.2% overall from 2006-2009.
		Out-Migration		Decreased from 2006-2008, increased from 2008-2009.
		Population Turnover		Decreased from 2006-2008, slight increase for 2009.
		Length of Residency		Proportion of 10+ year residents has increased since 2006, overall increase since 1995.
	2. Permanent Population: Age Structure	Children and Youth Ages 0-14		Some slight fluctuations since 2006.
3. Non-Permanent Population	Non-Permanent Residents		19.2% increase from 2006-2009 (annual growth rate slowing from 2008-2009). As of 2009, 32% of the total population are non-permanent residents.	
Household	4. Family Composition	Single Parent Households		Only a slight increase since 2006.

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 main components: permanent and non-permanent. The permanent population are those for whom Canmore is their primary residence. The non-permanent population own a property in Canmore, but their primary residence elsewhere.

The community’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.

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

Definitions:

Permanent Resident: 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.

Migration: 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 (expressed as a percent).

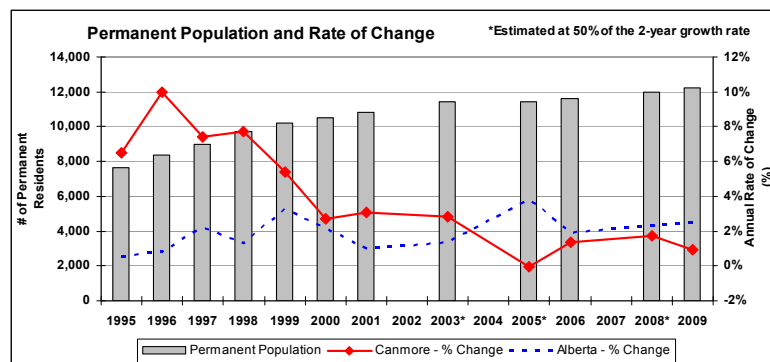
Population Turnover: The sum of in-migration and out-migration, divided by the permanent population (expressed as a percent).

Note: The Canmore Census was not conducted in 2002, 2004, or 2007. For these years rates were estimated at 50% of the 2-year growth rate (assuming linear change between the two census years).

Observations:

Population Growth

1. Canmore's permanent population increased from 7,632 people in 1995 to 12,226 in 2009. Annual growth rates peaked at a high of 10.0% in 1996, gradually declining to a period of zero-growth in 2004-2005. Post-2005 there have been modest (<2%) annual increases in the permanent population. From 2008 to 2009 the permanent population increased by 111 people, or 0.9% (Town of Canmore, 2009a).

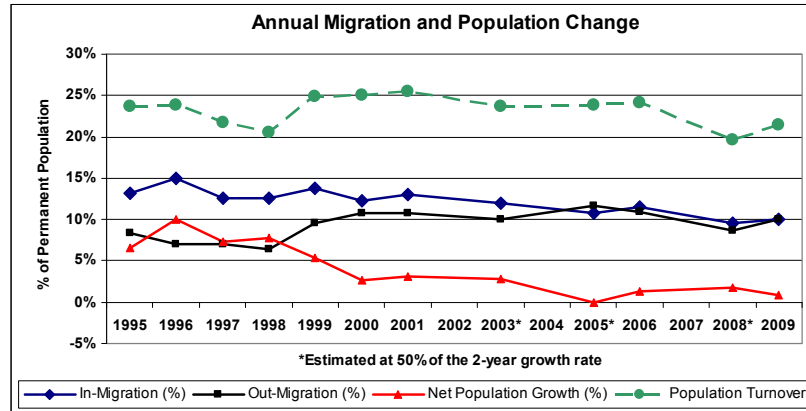


Source: (Town of Canmore, 2009a)

- The annual rate of change in Alberta's population has ranged from 0.6% to 3.8% between 1995 and 2009. Relative to Canmore, it has not shown the same highs and lows of population growth. Note: much of Canmore's population growth in the past few years has been in the non-permanent population, which is not reflected here.

Migration and Population Turnover

- The annual turnover¹ in the permanent population has ranged between 20-25% for the period from 1995 to 2009. This is equivalent to a turnover rate of 200 people per 1,000 permanent residents in 2009².

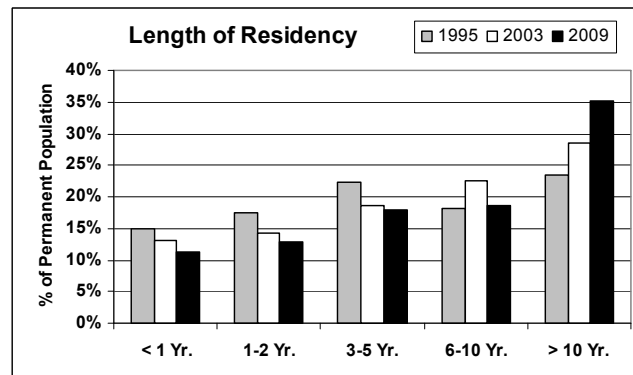


Source: (Town of Canmore, 2009a)

- From 1995 to 2009 there has been a trend towards increasing in-migration and decreasing out-migration with the two becoming almost equal after 2005. (Town of Canmore, 2009a, Alberta Vital Statistics, 2009)

Length of Residency

- From 1995 to 2009 the proportion of longer term permanent residents (> 10 years) has been increased from 23.5% to 35.1%. The proportion of newer residents who have been here 5 years or less has decreased from 54.7% to 41.6% (Town of Canmore, 2009a).



Source: (Town of Canmore, 2009a)

Interpretation:

- The growth of Canmore's permanent population has slowed substantially since the peak of the mid 1990s. While the growth rate has slowed, there is a fairly consistent level of turnover (or 'churn') in the population. This has been a constant and defining feature of Canmore's population over the past 15 years. From 1995 to 2009, the number and

¹ Population turnover (sometimes referred to as "population churn") measures gross moves of residents in and out of the community. Turnover = ((in-migration + out-migration) / population). Births and deaths are included.

² Births and deaths were not available for 2009 and were assumed to be equal to the mean for the period from 1995 to 2008 (no clear trend was apparent). Compared to migration, they exert a relatively minor influence on overall population turnover.

proportion of long term residents (>10 years) has increased substantially, indicating that the current population turnover is in large part, due to the in and out-migration of newer residents.

2. Population turnover and migration are natural occurrences, however they could be considered a concern if people cannot establish themselves or their families in a community due to the cost of living or other factors. In Canmore, the high cost of living in general and housing in particular, can be important factors in the decision to leave the community. This is likely one of the major factors influencing the dynamics of the permanent population.

Recommendation:

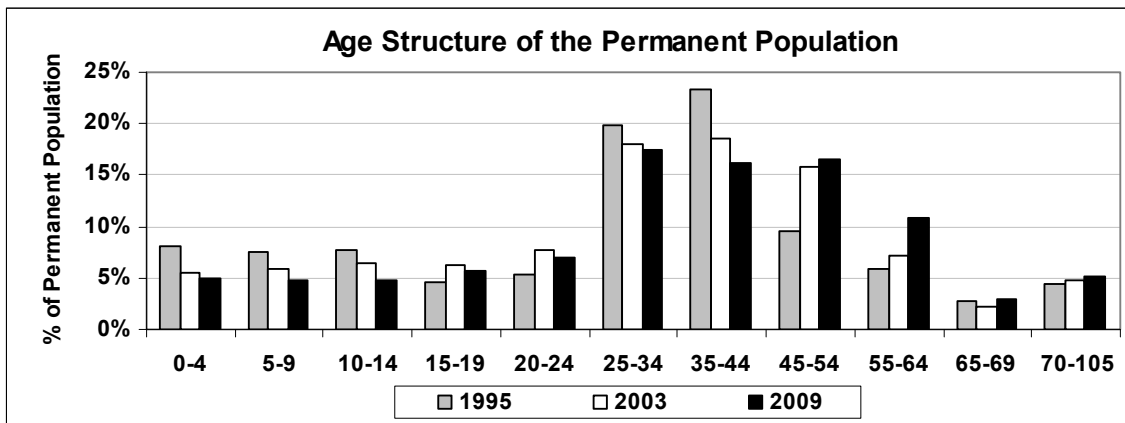
1. A better understanding of the reasons why people leave the community could help develop a clearer picture of the primary factors driving the demographics of the town. Since people who have left the community are no longer captured by the census or Sense of Community survey, this information could be gathered through 'exit surveys' by employers or similar mechanisms.

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 potential 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).

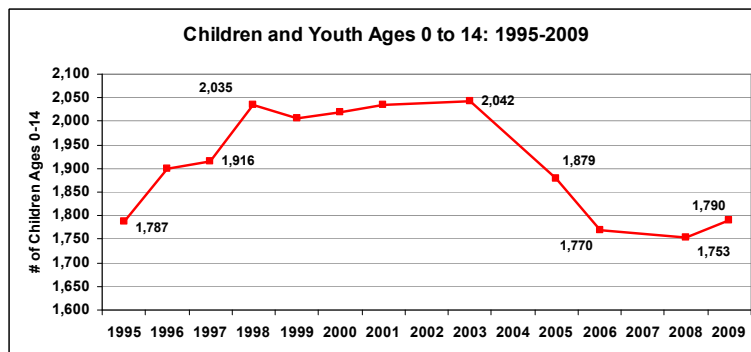
Observations:

1. From 1995 to 2009 there have been substantial shifts in the age structure of the population. Measured as a proportion of the permanent population, there were decreases in the proportion of youth under the age of 15, and adults ages 25-44. During this time there was an increasing proportion of the population that are ages 45 to 64 (a series of graphs detailing all age cohorts is available on the next page) (Town of Canmore, 2009a).



Source: (Town of Canmore, 2009a)

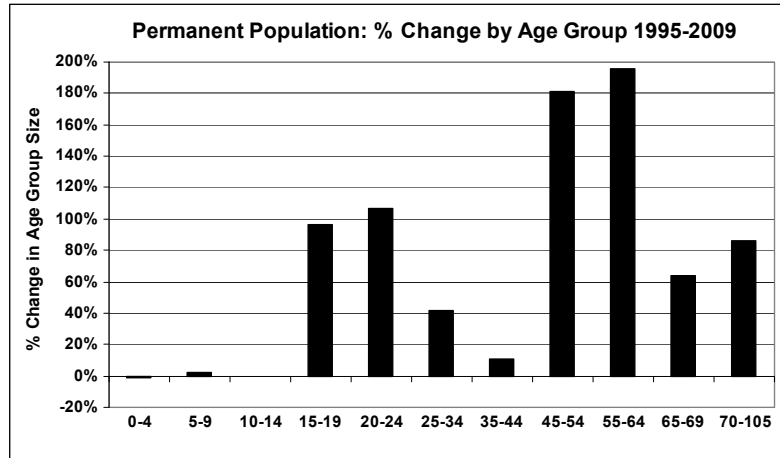
2. The number of children ages 0 to 14 reached a high of 2,042 in 2003, dropping to 1,753 in 2008 and increasing slightly to 1,790 in 2009. Overall, there were 34 less children in 2009 than in 1995. As a percent of the permanent population, the proportion of children age 14 and younger has decreased from 23.3% in 1995 to 14.6% in 2009.
3. In stark contrast to the population aged 0-14, the number of youth



Source: (Town of Canmore, 2009a)

and young adults aged 15 to 19 increased by 104.3% from 1995 to 2009. This age cohort is somewhat complex, since some this group will be living at home with their parents, while others will be young adults who have left their homes in other communities to come live independently in Canmore (for the season, or longer).

4. From 1995 to 2008, the number of adults aged 45-54 and 55-64 increased by 175.2% and 168.2% respectively. As a percent of the population these two



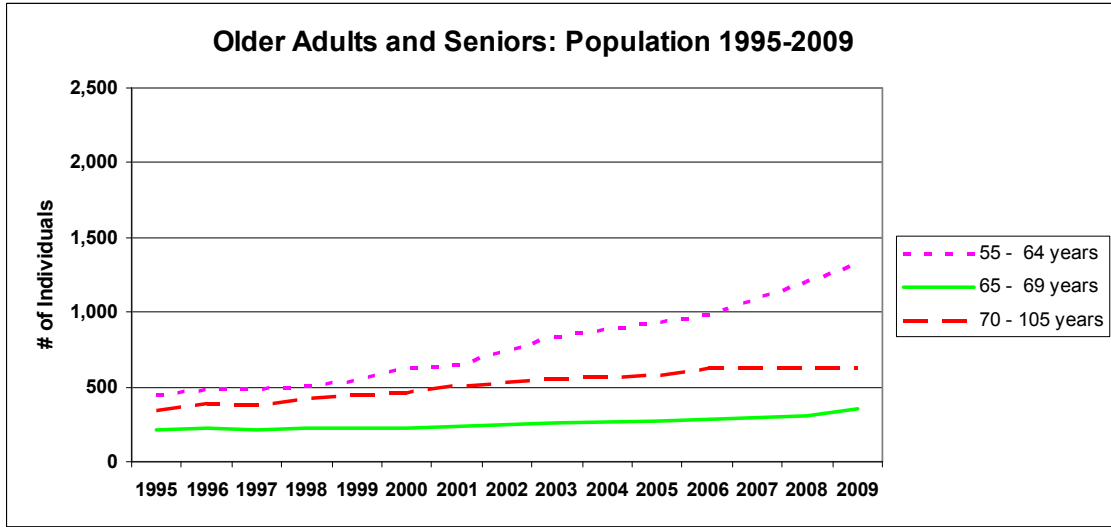
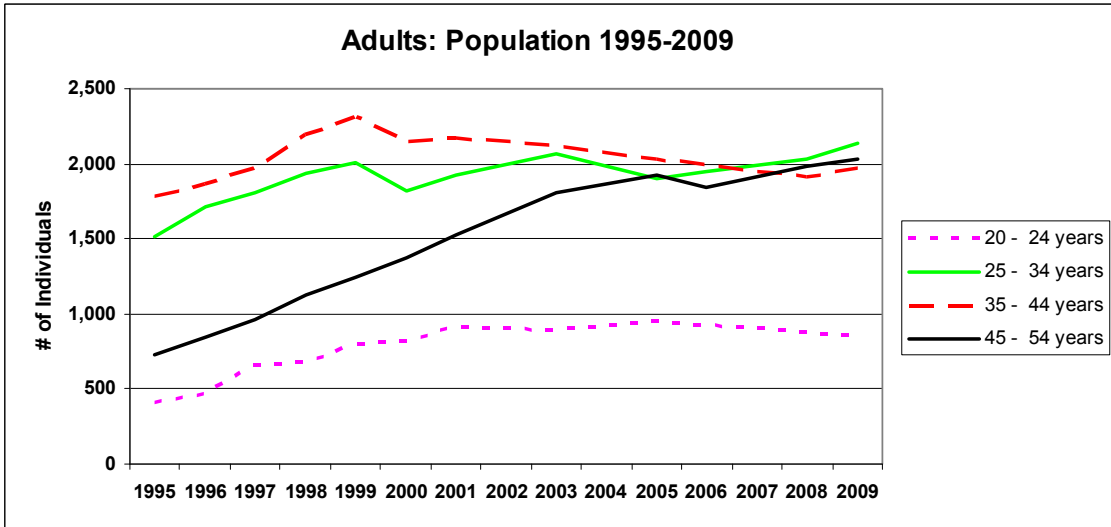
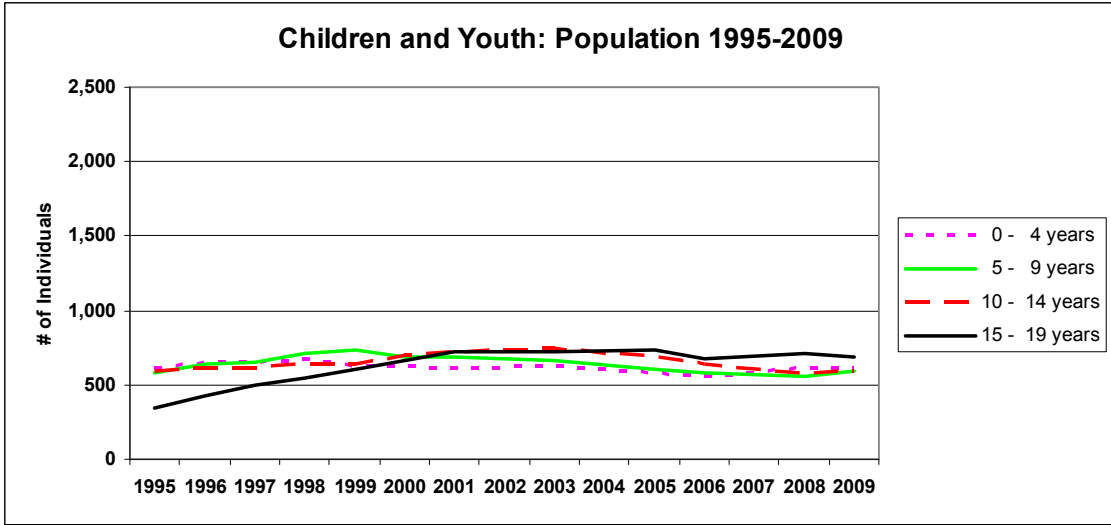
Source: (Town of Canmore, 2009a)

groups increased from 15.4% to 26.6% of the total population. (Town of Canmore, 2009a) (See next page for additional graphs.)

5. Updates on the age demographics of Canmore relative to Alberta or Canadian society as a whole will not be available until the 2011 federal Census of Canada is complete.

Interpretation:

1. Canmore's permanent population has shifted towards an older demographic. The most rapid growth has been in the 45-54, and 55-64 year old age brackets. The proportion of children aged 0-14 and adults aged 25-44 are generally stagnant and/or in decline. The result of this has been a relative decline in the number of families with school aged children. A combination of housing affordability and employment opportunities in Canmore, have likely been key drivers of this demographic shift. If this trend continues, then the erosion of families and children from Canmore will have significant impacts on the social fabric and sense of community.
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 education, recreation and health care.



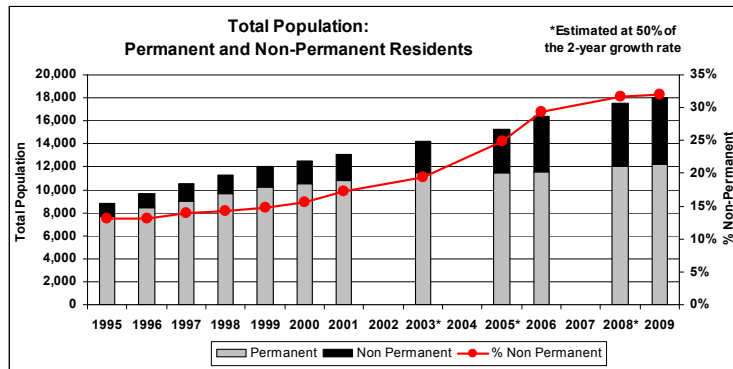
Source: (Town of Canmore, 2009a)

3. Non-Permanent Population

Canmore’s goals not only include meeting the needs and aspirations of permanent residents, but also integrating 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. Tracking changes in the non-permanent population provides a more complete picture of the community and allows for better estimations of a variety of needs and services that may be affected by this component of the population.

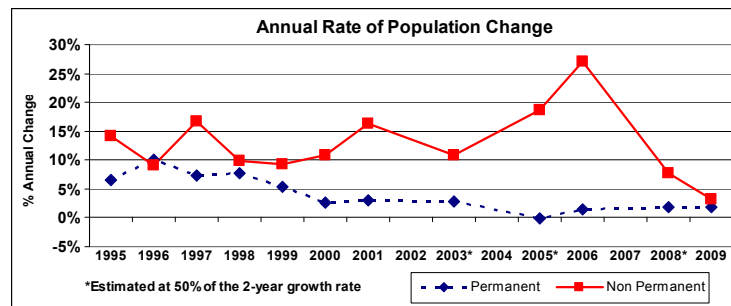
Observations:

1. The non-permanent population has been a major source of population growth in Canmore. Between 2003 and 2006 there was a dramatic increase in the non-permanent population. During this time the non-permanent population increased by 2,055 people, while the permanent population only increased by 141. The annual growth rate of the non-permanent population peaked at 27.1% in 2006. After 2006, the rapid growth of the non-permanent population tapered off, falling to 3.2% in 2009.



Source: (Town of Canmore, 2009a)

2. In 1995 there were 1,153 non-permanent residents, representing 13.1% of the total population. By 2009 there were 5,744 non-permanent residents (32.0% of the total population). (Town of Canmore, 2009a)



Source: (Town of Canmore, 2009a)

3. The 2006 Second Home Owner Survey provides a very detailed characterization of the non-permanent population. Contrary to some commonly held assumptions, the market for second home owners is predominantly regionally-based. The survey indicates that the recreational opportunities and mountain environment are of key importance to this group and that local events, facilities, and job opportunities are generally of less importance. Primarily they own these properties as places for relaxation, recreation, and enjoyment. The results of this survey indicate that while some of them do intend to retire here, the majority do not (McNichol and Sasges, 2008).

Interpretation:

1. The rate of growth in the non-permanent population slowed after 2007 due to the global economic crisis and uncertainties in the real estate market.
2. Non-permanent residents are a major social and economic presence in Canmore and will likely continue to become a greater proportion of the total population. The proportion of non-permanent residents has implications for the municipal tax base, local businesses and retail as they adjust to meet the changes in demand created by the changing make-up of the community.
3. Greater understanding and community inclusiveness of the non-permanent population is important. However, it is also necessary to develop a community with a strong and vibrant permanent population. Affordable housing, recreational and cultural facilities, educational opportunities, employment and economic opportunities, and most importantly a sense of community are all required to maintain a strong population of long term local residents.

Community Initiatives:

1. In 2011 Canmore Economic Development Authority (CEDA), Bow Valley Builders and Developers Association (BOWDA), and the Town of Canmore are partnering on a Non-Permanent Resident Consultation. This process will engage the non-permanent population in a discussion to better understand who they are, what they need, and what they think about the community. The results are expected to help Canmore move towards achieving the vision of an inclusive community, and will help contribute to future economic development and tourism projects.

Recommendations:

1. Efforts to better quantify and understand the make-up and future intentions of the non-permanent population of Canmore should continue.
2. Updated information about the non-permanent population would be very useful to see how their demographics, concerns, and intentions are changing. A survey update is planned for 2011 and this information should be included in the next iteration of the Community Monitoring Report.

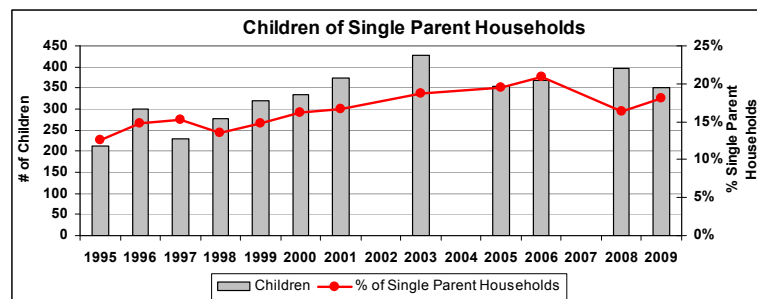
4. Family Composition

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.

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

Observations:

1. As reported by the Canmore Census, the number of 'children in school' from single parent households has increased from 213 in 1995 to a high of 426 in 2003, dropping to 350 in 2009.
2. The proportion of single parent households with children in school increased from 12.6% in 1995, peaking at 21.0% in 2006. In 2009 it was 18.1%. (Town of Canmore, 2009a)
3. No comparison statistics to Canadian society will be available until the 2011 federal Census of Canada is complete.



Source: (Town of Canmore, 2009a)

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:

1. The high cost of housing and the high participation rate in the labour force (by women in particular), suggest a need to better understand the potential demands by lone parent families on support services in the community.
2. The accreditation and addition of additional child care spaces in Canmore has helped to relieve the long standing child care deficit in the community.
3. It is 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, 2006).

Economic Sustainability

Guiding Principles

#2 - Economic sustainability. We acknowledge the importance of a strong economy to our overall wellbeing, and how important it is that our economy remains viable over time. At present, we see ourselves primarily as a successful tourism community. To achieve the strong, resilient economy we believe necessary for future success, we will need to build on the tourism base to create a balanced economy that draws from many sources, including knowledge-based industry, entrepreneurship, retirement and investment income, wellness and mountain lifestyle. Economic sustainability requires a diversity of income sources and the participation a diverse workforce – one with a range of skills, ages, means and abilities – that is supported by the community over time.

-Mining the Future: A Vision for Canmore

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 making

-Mining the Future: A Vision for Canmore











Summary

The following indicators have been brought forward to highlight some key changes that have happened in Canmore since 2006. It is important to remember that a single year of change in the data does not necessarily indicate an emerging trend, and that past changes are not necessarily an indication of future trends and conditions. Rather than only looking at the most recent year of change in the data, the period 2006 to 2010 was chosen to put the information in context and to ensure that there are at least several data points in each series (not all data is available for 2010, nor is all of it collected on an annual basis).

The following change descriptors were chosen to summarize the trend of the indicator for the available data points during the period for 2006-2010. The threshold for change is +/- 5% change during that period (to reduce the effect of minor fluctuations or 'noise' in the data).

Trend Descriptor	Trend Condition
Increased 	Values have generally trended upwards resulting in a measureable change of at least +5% over the base year
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Variable 	Values have fluctuated higher and lower (greater than +/- 5% of the base year) without a clear trend higher or lower

Economic Sustainability Indicators – 2006-2010 Summary

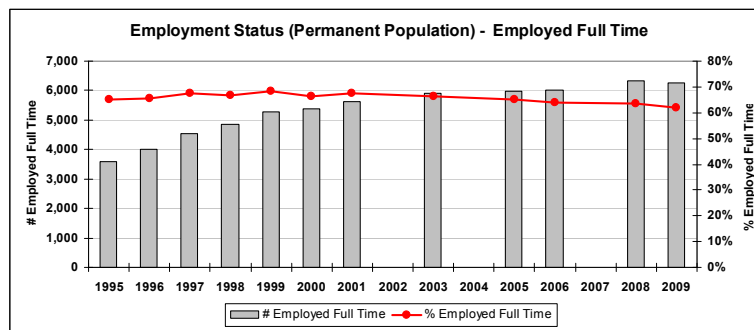
Section	Indicator	Trend Since 2006	Comments	
Employment and Income	1. Employment Status of Adults	Employed Full Time		Only slight fluctuations since 2006. Overall there has been a gradual decrease in the % of adults employed full time from 1999.
		Regional Unemployment Rate		The regional unemployment rate increased from 2007 to 2009, levelling off in 2010 at 5.3%.
	2. Employment by Industry	Employment by Industry		Some annual variations but no consistent multi-year trend. Accommodation & Food was still the #1 sector of employment (17.7%). Construction was the #2 sector of employment in 2009. Some decrease from 2008 to 2009, however there were still more people employed in construction in 2009 than in 2006.
	3. Income and Wages	Median Individual Income		Median individual income increased 10.8% from 2006-2008.
Business and Development	4. Municipal Tax Base Ratio	Residential / Commercial Assessment Ratio		There has been a very slight shift to a higher proportion of commercial assessment since 2006, but the ratio remains close to 80:20.
	5. Business License Registry	# of Businesses Registered		The # of registered businesses has declined by 6% since 2008.
	6. Building Permit Summary	\$ of Permits Issued		From 2007 to 2010, the total \$ value of building permits has dropped by 82.6%.
	7. Tourism Industry	# of Visiting Parties – Travel Alberta Visitor Information Centre		Decreased by 31.4% from 2006 to 2010.
	8. Tourist Accommodations and Occupancy Rates	Occupancy Rates		Hotel occupancy rates decreased 13% from 2008 to 2009, rebounded by 6% in 2010.
Price of Goods and Services	9: Price of Goods and Services	Alberta Spatial Price		Spatial price indices are not comparable over time, however Canmore's ranking increased to the highest ranking in Alberta for the All-Commodities Index in 2010.

1. Employment Status of Adults

Employment status is a key indicator 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.

Observations: Canmore Census³

1. The number of adults who are employed full time rose fairly steadily from 1995 to 2003, slowing somewhat through to 2006. From 2008 to 2009 there was a slight decrease in the number of adults working full time.



Source: (Town of Canmore, 2009a)

2. The proportion of adults who are employed full-time reached a high of 68.2% in 1999, but has since decreased to 61.8% in 2009.

3. The proportion of persons working part-time trended upwards from a low of 7.2% in 1995 to a high of 10.4% in 2009.

4. The proportion of "homemakers" in Canmore decreased from 6.1% in 1995 to 2.7% in 2009.

5. The unemployment rate⁴ as measured by the Canmore Census has fluctuated between 1.4% and 3.1% between 1995 and 2009. In 2009 it was 2.6%. (Town of Canmore, 2009a)

Employment Status of Adults	1995	2003	2009
Full Time	65.1%	66.2%	61.8%
Part Time	7.2%	8.7%	10.4%
Seasonal	2.2%	2.3%	2.3%
Retired	13.3%	12.1%	13.1%
Homemaker	6.1%	3.6%	2.7%
Unemployed	2.0%	2.3%	2.6%
Other	0.4%	0.9%	1.7%
Adult Student	0.9%	1.2%	1.0%
Unknown	2.8%	2.7%	4.4%
Total Persons	6,112	6,112	10,122

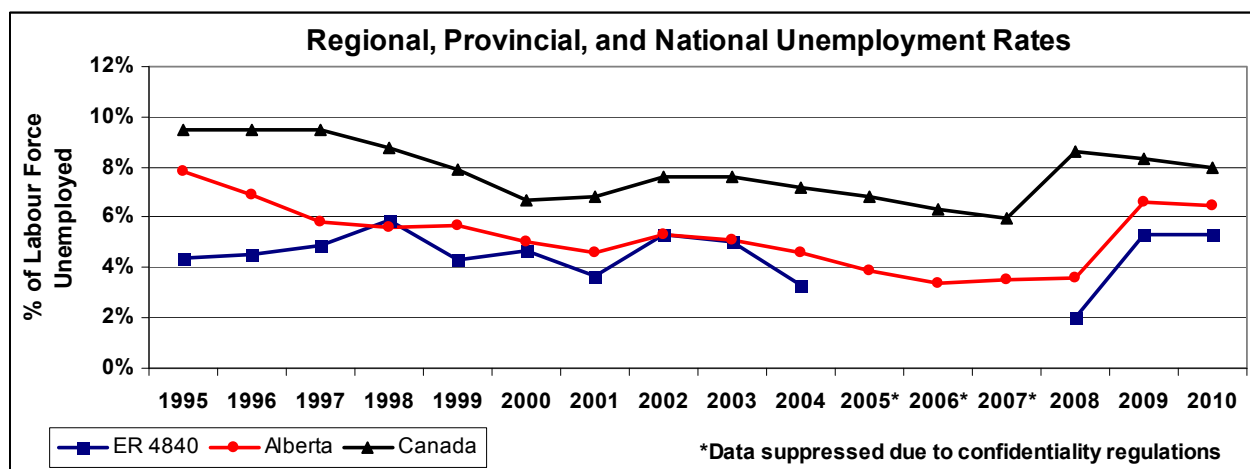
Source: (Town of Canmore, 2009a)

³ In each iteration of the Canmore Census there are a variable number of "unknown" responses (ranging from 1.8% to 6.4% in this category). This creates a slight degree of uncertainty in the results so caution should be used regarding apparently small fluctuations in the numbers.

⁴ The % unemployed from the Canmore Census is not directly comparable to regional or provincial unemployment rates as calculated by Statistics Canada.

Statistics Canada

6. Statistics Canada will conduct another federal census in 2011 (5 year intervals). Until then, there is no recent Canmore-specific data available from Statistics Canada.
7. Statistics Canada provides annual estimates of unemployment rates for the Economic Region (ER4840: including Banff, Jasper, Canmore and Rocky Mountain House). Historically, the regional unemployment rate is lower than provincial or national unemployment rates. In 1998 regional unemployment rates reached a high of 5.9%, dropping below 2.0% for 2005-2007⁵. For 2009 and 2010 the unemployment rate had risen to 5.3%. (Statistics Canada, 2010a)



Source: (Statistics Canada, 2010a, 2010b).

8. The number of persons claiming EI payments decreased slightly from 640 in 2006 to 580 in 2008 (dropping from 7.1% to 6.2% of taxfilers). The Economic Dependency Ratio⁶ for EI payments in Canmore was 0.7 in 2008, slightly less than that for Alberta (0.8) and much less than that for all of Canada (1.9) (Statistics Canada, 2010c).

Employment Insurance (EI) 2008	% Taxfilers Receiving EI	Economic Dependency Ratio (EDR)
Canada	9.6%	1.9
Alberta	6.1%	0.8
Canmore	6.2%	0.7

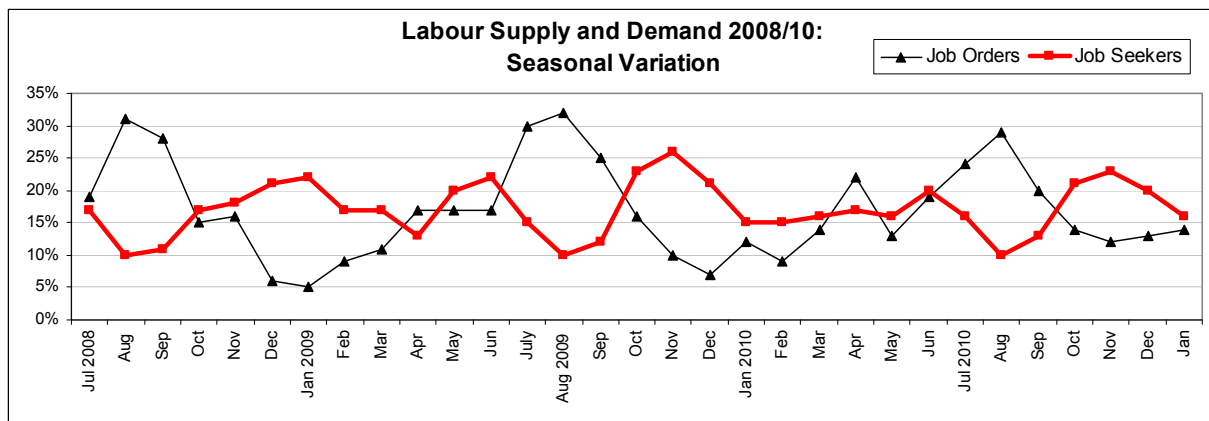
Source: (Statistics Canada, 2010c)

⁵ From 2005 to 2007 the unemployment rate for ER4840 was suppressed by Statistics Canada since the number of unemployed persons did not meet their minimum confidentiality thresholds (of 1,500 persons), indicating a very low level of unemployment in the region.

⁶ Economic Dependency Ratio (EDR): Is the sum of transfer dollars received as benefits in a given area, compared to every \$100 of employment income for that same area. For example, where a table shows an Employment Insurance (EI) dependency ratio of 4.69, it means that \$4.69 in EI benefits was received for every \$100 of employment income for the area.

Job Resource Centre

9. At the local Job Resource Centre the supply/demand of job orders and job seekers tends to follow a seasonal pattern of highs and lows corresponding to peak seasons and 'shoulder' seasons. In winter there is typically a surplus of job seekers, followed by a surplus of job orders in the summer months. In early spring job orders typically exceed job seekers, while later in the spring the supply/demand reverses with more job seekers than job orders.
10. In 2009 the Job Resource Centre reported that job postings were down 37% from one year earlier (for the February to July period). For this same period in 2010 job orders rebounded with an increase of 53% over 2009.
11. The overall average wage of jobs advertised decreased from 2008 to 2009 (for the first time since 2004). In 2010, advertised wages rose slightly (<1%) over 2009, but were still lower than the 2008 average. (Job Resource Centre, 2010a, 2010b)



Source: (Job Resource Centre, 2010a, 2010b)

Other Sources

12. Positive People Placement (PPP: a local provider of permanent and temporary staffing services), reported a slowdown in demand for both permanent and temporary workers in 2008 and through 2009. This is in stark contrast to the period from 2004-2008 where there were often insufficient workers available to keep up with demand. With several major developments going into receivership, and a sudden drop in development activity, there was much less demand for temporary construction workers. In 2010, PPP reported that demand from employers for workers was returning (Positive People Placement, 2011).

Interpretation:

1. The very low unemployment rate from 2004 to 2008 resulted in reduced flexibility in the labour market. This has been a limiting factor for local businesses as it has been difficult to replace or hire additional staff, often limiting their ability to maintain or expand their businesses. Seasonally, the end of summer/early fall has been problematic for local employers as many students and seasonal workers leave Canmore to return home.

2. The economic slowdown from 2008 through 2010 resulted in some significant changes in the local labour market. This was especially prevalent in the hospitality and construction sectors. With the slowing economy there were less job positions available and increasing unemployment. However, from the perspective of some employers, there was also a larger pool of qualified applicants from which to choose and the potential for increased flexibility in the labour market. It is important to remember that the regional unemployment rate in 2009/10 (5.3%) is still lower than provincial or national averages, and is still a relatively low unemployment rate.
3. The affordability and availability of housing remains a major limiting factor for recruitment and staffing positions in Canmore and is identified as a limiting factor by the 2010 Sustainable Economic Development & Tourism Strategy (Western Management Consultants, 2010). The recent addition of PAH units to the housing market is an important start that provides additional options in the housing market.

Community Initiatives:

1. The continued development of a spectrum of housing options via the construction of additional PAH units and the implementation of the recommendations from the 2008 Canmore Housing Action Plan (CHAP) will provide much needed housing options which could help with recruitment and employee retention.

Recommendations:

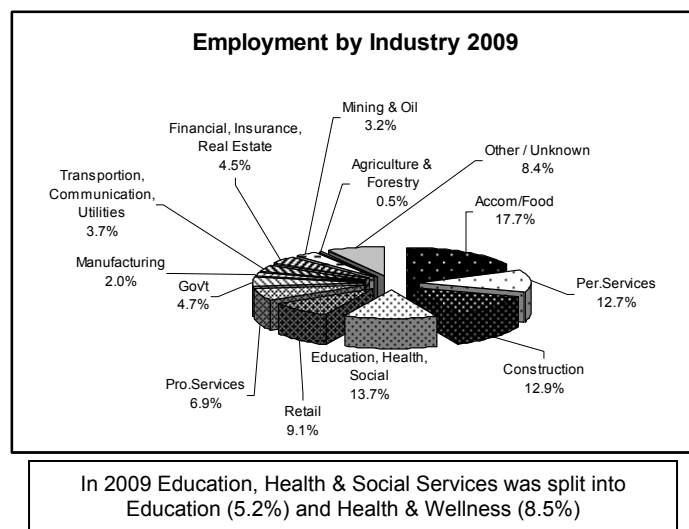
1. A valuable addition to the municipal census or other survey could be the number of jobs held (full time/part time) and the number of hours worked per week. Gathering this information could give an indication of how many people are working long hours and/or multiple jobs in order to make ends meet.
2. It has not been possible to obtain any information from the Federal Government regarding the number of Temporary Foreign Workers employed here in Canmore. Obtaining this information is important to better understand some of the changes in the labour force over the past several years.

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 economy is more stable over the long term as the economic ups and downs of a particular sector can be balanced out by other sectors. Tracking employment by industry helps determine if the Town of Canmore is moving towards a more diversified economy.

Observations:

1. In the 2009 Canmore Census several changes were made to the census question 'Nature of Employment'. The following categories were modified: 'Education, Health, Social Services' was split into 'Education' and 'Health & Wellness'. A new category: 'Professional Athlete' was also added. This gives added detail in the important Education and Health & Wellness sectors, but affects comparisons with previous census information as is not possible to split this category from previous census years.



Source: (Town of Canmore, 2009a)

2. The proportion of persons classified as having "unknown" employment by industry has been as high as 10.0% (in 2008). Therefore, small variations in census results should be treated with caution, as apparent differences may actually relate to the number of "unknown" responses (6.2% of responses in 2009 were "unknown").
3. Since 1995, Accommodation & Food has been the highest employment category in Canmore. The proportion of persons employed in this sector peaked at a high of 21.4% in 2001, dropping to 17.7% (1,424 persons) in 2009.
4. In 2008 the number of people employed in Construction peaked at 1,199 (14.7%) becoming the second most common category of employment. In 2009 the number of people employed in construction dropped to 1,038 or 12.9%.
5. Health and Social Services was the third most common sector of employment in 2008 with 998 persons or 12.2% of the total. With the new split in the census employment categories, Health & Wellness accounted for 686 persons (8.5%) in 2009. There were 419 persons (5.2%) employed in Education in 2009 (Town of Canmore, 2009a).
6. The emerging Health & Wellness sector is identified as a key sector for economic diversification. The Sustainable Economic Development & Tourism Strategy sets a

goal of increasing employment and income in this sector by 3-5% by 2015 (Western Management Consultants, 2010).

7. In 2009, 2,170 persons, or 26.0% of those who were employed worked outside of Canmore. Banff, Calgary, and other communities in the Bow Corridor were the three most common locations for working outside of Canmore.
8. The proportion of employed adults working in Calgary has increased slightly from 3.4% in 1995 to 5.8% in 2009. The proportion who were employed in Banff has decreased from 26.1% to 11.1% (Town of Canmore, 2009a).
9. As of 2009, a full 10.0% of employed adults reported that their residence is their place of employment (Town of Canmore, 2009a). Data from the business registry indicates that the number of 'home occupancy' businesses has increased substantially since 2000. Some of these are artists, home based small businesses, or 'knowledge workers'. This is an important and emerging sector which represents a growing opportunity for economic development in the community (Western Management Consultants, 2010).

Location of Employment*	1995	2009
Canmore	56.3%	58.0%
At Residence	-	10.0%
Banff	26.1%	11.1%
Calgary	3.4%	5.8%
Bow Corridor	5.8%	4.9%
Cochrane	0.1%	0.2%
Other	-	1.5%
*as a % of total employed adults		

Source: Town of Canmore, 2009a

Interpretation:

1. Data from the 2009 Canmore Census may not capture the full effect of the economic slowdown on Canmore's employment sector (especially with regards to the construction industry) as it reflects the situation as of June 2009. Further job losses and 'lagging' effects in certain industries may have manifested themselves through 2010, and therefore they are not reflected in the available data.
2. The tourism industry is a key driver of the economy and source of employment in Canmore. However, using the census data (or other data sources), it is not possible to determine what proportion of the community is directly employed in industries directly related to tourism.
3. The increasing number of non-permanent residents likely has been a positive influence on the construction, service, food, and retail industries. The non-permanent or weekend residents provide a broader base of support for the local economy, likely making Canmore's economy less susceptible to fluctuations in the national or international tourism markets. The exact economic impact of the non-permanent population has not been quantified.
4. Data from Census of Canmore indicates that since 1995, the relative importance of Banff as a place of employment for residents of Canmore has declined. There has been a slight increase in the proportion of people working in Calgary, and a growing proportion of people working from their homes in Canmore.
5. The construction and development industries are major employers in Canmore. Prior to the economic slowdown in 2008, the industry has struggled to find sufficient qualified workers due to Alberta's booming economy. Irrespective of the current development situation and global economic problems, the historically high levels of employment in the construction industry are likely not sustainable over the long term. With limited

developable land remaining in Canmore, construction activity will be greatly reduced at full build-out. The current economic challenges are having a significant impact on the development industry, and highlight the need to diversify the economy and have alternative economic plans in place for full build-out.

Recommendations:

1. A better understanding of Canmore's economic drivers is required to fully understand the different employment sectors in Canmore. Traditional tourism, amenity migration, and non-permanent residents all have significance, but more specific data is required in order to determine the full extent of their expenditures and roles as economic drivers.

3. Income and Wages

Income levels are a key economic and quality of life indicator. Insufficient income negatively impacts 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. Income is only one component of a more complex equation and has strong linkages to affordability and cost of living. The income/affordability relationship is a key driver of demographic trends in the community as individuals or families who struggle with affordability may leave the community in search of better economic prospects.

Observations:

The following information is drawn from summaries of income tax returns compiled by Statistics Canada (Statistics Canada, 2010c). The income data is compiled by postal code, so it reflects income for permanent residents of Canmore (regardless of where they earned the income), but excludes non-permanent residents or temporary workers who maintain a permanent residence in another postal code.

Individual Income

1. In 2008, the mean individual income (total income from all sources) in Canmore was \$60,341, almost \$20,000 higher than in the mean value for Canada. Mean annual incomes in Canmore grew by almost \$23,000 between 2003 and 2007, then dropped almost \$5,000 from 2007 to 2008.

Total Individual Income		2003	2004	2005	2006	2007	2008	Change 2003-2008	% Change 2003-08
Mean	Canada	\$33,117	\$34,366	\$35,909	\$37,776	\$39,607	\$40,673	\$7,556	22.8%
	Alberta	\$37,500	\$39,720	\$43,419	\$47,869	\$51,097	\$53,207	\$15,707	41.9%
	Canmore	\$42,412	\$45,950	\$55,066	\$57,453	\$65,338	\$60,341	\$17,929	42.3%
Median	Canada	\$23,600	\$24,400	\$25,400	\$26,500	\$27,960	\$28,920	\$5,320	22.5%
	Alberta	\$25,800	\$26,900	\$28,800	\$31,400	\$33,640	\$35,550	\$9,750	37.8%
	Canmore	\$28,300	\$29,800	\$31,200	\$33,500	\$36,200	\$37,400	\$9,100	32.2%

Source: (Statistics Canada, 2010c)

2. The median individual income (a more accurate representation of the middle income point, which helps to reduce the influence of very high or very low values) was \$37,400, over \$8,000 higher than for Canada. Median incomes in Canmore and across Canada have steadily trended upwards for the period from 2003-2008 and did not show the same sudden decrease from 2007-2008 as did mean incomes.
3. In 2008, there continued to be a growing disparity between the mean and median incomes of females and males in Canmore, in spite of high participation rates by both in the job market.

4. The large gap between the mean and median incomes indicates that there is a proportion of

Total Individual Income – By Gender - 2008						
Place	Mean			Median		
	Males	Females	Total	Males	Females	Total
Canada	\$50,084	\$31,882	\$40,673	\$35,970	\$23,430	\$28,920
Alberta	\$69,749	\$36,871	\$53,207	\$47,250	\$26,940	\$35,550
Canmore	\$76,939	\$44,027	\$60,341	\$45,390	\$31,700	\$37,400

Source: (Statistics Canada, 2010c)

residents with very high incomes that skew the mean income levels. In 2008, 10.4% of Canmore’s taxfilers reported > \$100,000 in individual total income (compared to 5.4% for Canada) however the category is open ended and the upper limit and distribution is unknown.

Total Individual Income by Category 2008							
Place	< \$15K	\$15-25K	\$25-35K	\$35-50K	\$50-75K	\$75-100K	> \$100K
Canada	26.5%	18.0%	13.6%	16.0%	14.3%	6.2%	5.4%
Alberta	21.6%	15.5%	12.2%	15.8%	16.2%	8.6%	10.1%
Canmore	18.4%	14.3%	14.4%	17.0%	16.8%	8.7%	10.4%

Source: (Statistics Canada, 2010c)

Overall Income Profile

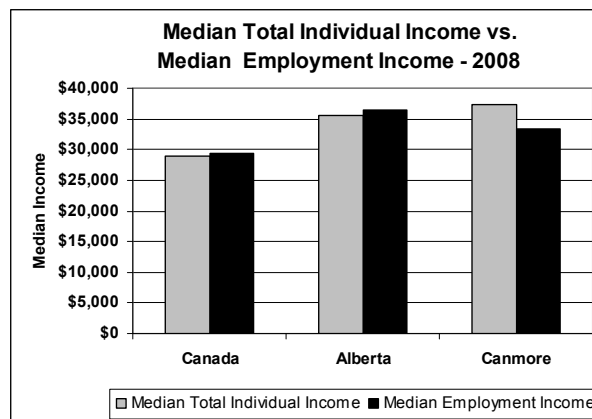
5. In 2008, the income profile of Canmore has several significant differences relative to Canadians as a whole. Overall, Canmore derives a similar proportion of income from employment, but has much less reliance on government transfer payments (including EI, and Social Assistance payments).

Income Profile 2008	Canada	Alberta	Canmore
Employment income (includes self-employment)	74.0%	80.9%	74.7%
Government Transfers (Includes EI)	11.5%	6.6%	4.2%
Investment Income	5.2%	6.6%	11.9%
Private Pensions / RRSP	6.7%	3.6%	5.2%
Other income	2.6%	2.4%	3.9%
Total	100.0%	100.0%	100.0%

Source: (Statistics Canada, 2010c)

Employment Income

6. Overall in Alberta and Canada, median employment income is slightly higher than median total income. However, the situation in Canmore is quite different, where median employment income is \$3,070 lower than total income. Relative to Alberta, Canmore’s median individual income is higher, yet the median employment income



Source: (Statistics Canada, 2010c)

is lower than the provincial average. This illustrates the influence of other sources such as investment income and its effect on average income of the community.

Investment Income

- The proportion of investment income (interest and dividends) derived by Canmore residents was more than double that in the rest of Canada. Income derived from investments accounts for 11.9% of the total income for Canmore's residents.

Investment Income 2008	\$ per Person Reporting	% of Total Income for All Persons
Canada	\$5,737	5.2%
Alberta	\$8,965	6.6%
Canmore	\$16,429	11.9%

Source: (Statistics Canada, 2010c)

Capital Gains

- Capital gains are not counted as or included in Statistics Canada's definition of 'total income'. While the proportion of people in Canmore in 2008 reporting capital gains was slightly (3.0%) higher than in Canada, the dollars realized per person were three times higher, and nearly double that for the rest of Alberta. No breakdown is given as to the source of these capital gains (e.g. sale of equities or real estate) (Statistics Canada, 2010c).

Capital Gains 2008	% Reporting	\$ per Person Reporting
Canada	5.6%	\$19,228
Alberta	6.4%	\$32,965
Canmore	8.6%	\$59,975

Source: (Statistics Canada, 2010c)

Interpretation:

- The proportion of people with individual incomes in excess of \$100,000 per year, and the substantial difference between median and mean incomes (even more so than in the rest of Alberta) indicates that there is a small proportion of number of individuals in the community with very high annual incomes.
- The higher proportion of investment income (non-employment) in the community, coupled with some high individual incomes, may be skewing the median income figures to create a false impression that overall employment incomes are higher than they really are.
- The decrease in mean individual income from 2007 to 2008 is likely reflective of the slowdown in the construction industry, a reduction in investment income, and other factors relating to the global economic troubles that began to affect the economy at that time.
- The higher median individual incomes may be partly a reflection of the need to meet the high cost of living in Canmore. This may be due in large part to the high participation rates in the labour force and/or working multiple jobs to afford the high cost of living. In an analysis of income and poverty in Alberta, The Parkland Institute concluded that it is "not the benefits of the boom we are seeing, but families working harder to maintain their standard of living" (Parkland Institute, 2007).
- The high values of capital gains realized by some Canmore residents (in 2008) is likely to be primarily related to the sale of real estate which had a long and sustained run of rapidly increasing prices.

6. Due to Canmore's small population, a detailed analysis of many aspects of community income is not feasible. Statistics Canada confidentiality regulations require the suppression of data when there are less than a certain number of individuals in a category. Because of this restriction it has not been possible to obtain data to examine other subjects of interest, such as average income by employment sector.

4. 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 between residents and businesses, to help maintain affordability for residents.

Threshold: The 1998 Municipal Development Plan sets a targeted residential/commercial tax base ratio of 60:40 to ensure a balanced and resilient tax base.

Observations:

1. In 1995 the residential/commercial tax base ratio (based on assessments) was 77:23. By 2006 the residential portion reached a high of 82.9. In 2010 the residential commercial ratio had decreased slightly to 80.2:19.8. (Town of Canmore, 2010a)
2. To achieve the required annual tax levy, and to account for fluctuations in assessed values, tax rates (the 'mill rate') for different property types are adjusted up or down on an annual basis by the municipality.
3. As part of the review of the Municipal Development Plan in 2008-2009, a Growth Study Report was undertaken to examine the municipal tax and revenue implications of future commercial and residential development. The study underlined the importance of commercial development and concluded that the two major resort developments (Silvertip and Three Sisters) will contribute substantially to the municipal costs necessary to provide the services needed to support the population if the commercial components were constructed, and would marginally contribute without the commercial components. Long term financial sustainability was therefore largely dependent on seeing the commercial components of the resorts being constructed (Town of Canmore, 2008a).

Municipal Tax Base Ratio	Residential	Commercial
1995	77.0	23.0
1996	78.0	22.0
1997	78.0	22.0
1998	76.0	24.0
1999	77.0	23.0
2000	77.0	23.0
2001	77.0	23.0
2002	79.0	21.0
2003	79.4	20.6
2004	79.6	20.4
2005	82.1	17.9
2006	82.9	17.1
2007	82.8	17.2
2008	82.2	17.8
2009	80.0	20.0
2010	80.2	19.8

Source: (Town of Canmore, 2010a)

Interpretation:

1. Residential assessments alone are ordinarily insufficient to pay for a complete range of municipal services, therefore an appropriate balance between residential and

commercial is essential. The gap in the residential/commercial tax base ratio continues to widen due to the levels of residential construction as a result of the historically strong real estate markets.

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 a more balanced residential/commercial development and the associated tax base is very important for economic sustainability in Canmore.
3. Given past trends and expected future development patterns it is unlikely that the targeted tax base ratio of 60/40 can be achieved. If this goal is not possible, it is important to understand the implications to the community and to set appropriate targets that are potentially achievable.
4. Both commercial and residential development are affected by the laws of supply and demand. Successful commercial development will not occur unless the appropriate business conditions are present. The nature of future commercial development will have a direct impact on the economic diversity and employment opportunities in the community.

Recommendations:

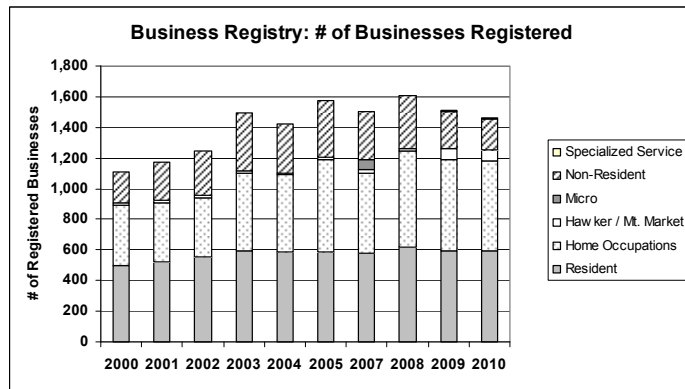
1. The Town of Canmore has recently completed an assessment of commercial vacancies in the community. In the next edition of the Community Monitoring Report this should be included to track levels of commercial vacancy over time.

5. 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.

Observations:

1. The total number of registered businesses reached a high of 1,610 in 2008, dropping to 1,459 in 2010. The increased number of registered businesses in 2008 was partly a function of increased construction in the community.
2. The number of resident businesses increased slowly from 498 in 2000 to a high of 620 in 2008. By 2010 it had dropped to 597.



Source: (CEDA, 2010a)

3. Home occupations increased from 319 in 2000 to a high of 626 in 2008, decreasing to 581 in 2010.
4. The number of registered non-resident businesses fluctuates as many of these are linked to the quantity of building and construction going on in Canmore. Non-resident businesses dropped from 315 in 2008 to 202 in 2010.

Business Registry - Breakdown by Industry 2009	% of Businesses	Breakdown (continued)	% of Businesses
Building & Construction	27.0%	Transportation & Warehousing	2.2%
Retail & Wholesale	14.1%	Media & Communications	1.7%
Maintenance - Land & Buildings	8.6%	Technology, Computers & Electronics	1.7%
Food & Beverage	7.1%	Finance & Insurance	1.3%
Business & Consulting	6.4%	Education	0.7%
Personal & Professional	5.6%	Automotive	0.7%
Accommodations	5.0%	Utilities & Waste Management	0.7%
Arts & Culture	5.0%	Manufacturing	0.7%
Health & Wellness	4.7%	Oil & Gas	0.1%
Real Estate & Land Development	3.5%	Total	100.0%

Source: (CEDA, 2010a)

5. In 2009, the largest sectors by industry were in the following: Building & Construction (27.0%), Retail & Wholesale (14.1%), and Maintenance – Land & Buildings (8.6%). (CEDA, 2010a)

Interpretation:

1. Fluctuations in the business registry numbers may in part be due to changes in the number of businesses (particularly non-resident), but may also be influenced by registration compliance.
2. The number of non-resident businesses is in a large part related to out-of town trades in the construction industry. These numbers will likely be much lower during economic downturns, or when the town reaches build-out and new construction decreases.

Recommendation:

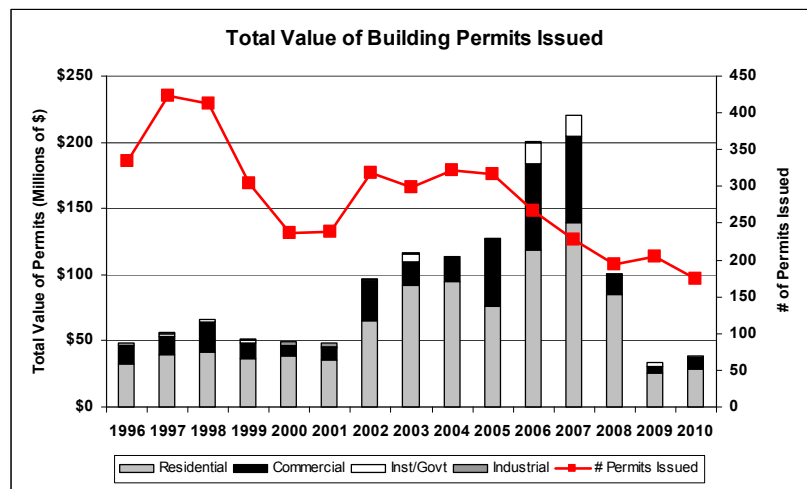
1. A breakdown of businesses by sector would be very useful to help track the impact and trends in various industries and sectors in the community.

6. Building Permit Summary

The value of building permits issued by the Town of Canmore is one indicator of the growth of the local economy. The construction and development sector is one of Canmore's primary economic drivers and sources of employment. Comparisons between the residential and commercial values help determine if the future municipal tax base ratio is moving towards balanced and sustainable levels.

Observations:

1. Permit values jumped sharply in 2006, hitting a peak of more than \$220 million in 2007, then dropped to a low of \$33 million in 2009. In 2010 there was a slight rebound in building permits to \$38 million.
2. The total value of residential permits peaked at over \$139 million in 2007. There was \$28 million worth of residential permits issued in 2010.
3. In 1996, the average value of residential building permits was \$120,374 per permit. In 2007 the average value peaked at \$781,065 in 2007. By 2009 the average value per permit had dropped to \$163,194, rising to \$218,840 in 2010 (reflecting a switch away from new residential construction to repairs and renovations).
4. The total value of commercial permits peaked at \$65 million in 2007, in part due to the increased development of tourist homes/vacation rental suites and large commercial projects. In 2010 a total of \$9 million in commercial permits were issued. (Town of Canmore, 2010b)



Source: (Town of Canmore, 2010b)

Interpretation:

1. The peak in building permit values for 2006 and 2007 may have been an outlier, rather than part of a long upwards trend as some had presumed. Since that time, the economic situation has changed and financing has become correspondingly harder to obtain, making it highly unlikely that numbers like those from 2006 and 2007 will be attained again in the near future. There were also several large institutional, commercial and tourist home/vacation rental suite properties under construction at that time in Canmore, contributing to the overall permit values.

2. Greater volatility is expected in the number and value of building permits issued in the future. Land availability for additional single family homes is very limited so a greater proportion of higher value multi-family complexes will cause greater swings in the building permit values as the value per residential permit will be much higher than for a single family home.
3. The construction of vacation homes, tourist homes, timeshares, and even weekend residences are prone to more risk and volatility during an economic downturn. These types of properties are not primary residences, but are discretionary in the sense that they are purchased as recreational properties or as investments.
4. The downturn in the local construction industry has potentially significant consequences for the local economy. Historically this has been a source of a large number of well paid jobs, and has a substantial multiplier effect throughout the community. This underscores the need for continued efforts towards economic diversification in Canmore.
5. The reduction in building permit revenues and off-site levies has resulted in additional cuts to the Town's operating budget.

7. Tourism Industry

Tourism is a major 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 and strengthened, 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

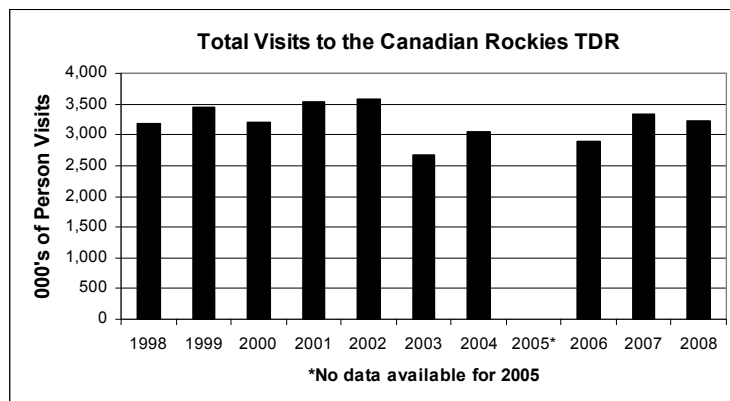
Goal: Enhance tourism and events as a sustainable, environmentally responsible economic driver for Canmore, increasing visitation and economic impact by 10% (\$13 million) equivalent to 2% per year by 2015.

Source: Sustainable Economic Development and Tourism Strategy (Western Management Consultants, 2010)

Observations:

1. Detailed information on the economic impact of tourism in Canmore 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.

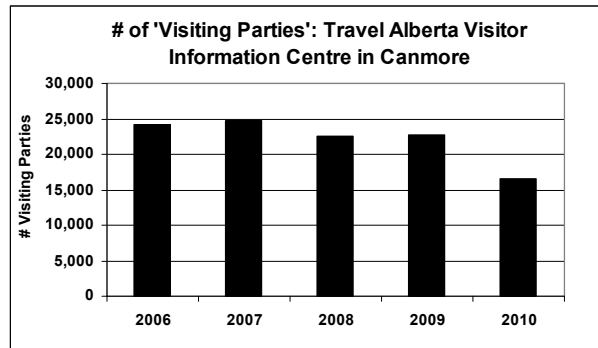
2. The Canadian Rockies Tourism Destination Region (TDR) includes the areas of Canmore, Kananaskis, Banff, and Jasper. Between 1998 and 2008 the TDR has received an average of 3.2 million person visits per year. Visitation in 2008 was 3.23 million person visits. The importance of the region to Alberta's tourism industry



Source: (Alberta Tourism, Parks and Recreation, 2010a)

is significant: in 2008 the Canadian Rockies TDR accounted for \$1.13 billion in direct trip expenditures, 31% of the overnight visits by Americans, and 67% of the total overnight visits by overseas visitors. While the TDR is one of the key Alberta destinations for international travellers, it is still largely a regional destination with 68% of all person-visits coming from Alberta. Regional visitors accounted for 39% of all direct trip spending in the TDR.

3. The peak levels of visitation in the TDR were seen in 2001/2, which were followed by a 25.5% drop in visitation from 2002 to 2003. While it has rebounded somewhat through to 2008, it has not returned to the highs seen in 2001/2 (Alberta Tourism, Parks and Recreation, 2010a).
4. The Travel Alberta Visitor Information Centre in Canmore tracks the number of ‘visiting parties’ (one or more people travelling together in a group) at the Centre. Since 2006, the number of visiting parties has decreased by 31.4% (Tourism Canmore Kananaskis, 2011)
5. A survey of tourism operators in the Bow Corridor indicated that the 2010 season was comparable or slightly better than 2009. During 2010, the regional leisure traveller remained the mainstay of the market, but an increase in international traffic was noticed. Operators reported that the many special events in the region contribute to tourism traffic and occupancy levels (Brooks Jobb and Associates, 2010).
6. The Temporary Foreign Worker Program has reportedly been very beneficial to tourism and hospitality operators. Many of these workers are coming to the end of their program and employers are concerned that they will have difficulty filling positions (Brooks Jobb and Associates, 2010).



Source: (Tourism Canmore Kananaskis, 2011)

Community Initiatives:

1. The Town of Canmore (in conjunction with its partners) created a Sustainable Economic Development and Tourism Strategy in 2010. The strategy identifies a need for the community to embrace tourism and its role as an economic driver and to develop a clear vision and understanding of the role of tourism in the community. (Western Management Consultants, 2010)
2. The Destination Marketing Fund (DMF) is a voluntary initiative by selected accommodation properties in Canmore. Participating properties charge a 3% DMF fee on top of the 4% Alberta Provincial Tourism levy and the 5% GST. Funds from the program are allocated to Tourism Canmore Kananaskis (TCK) to support the industry and tourism marketing of the region. In 2009 the DMF contributed \$125,000 in funding to TCK, with an additional \$200,000 in 2010 (CHLA, 2010a).

Interpretation:

1. Canmore relies heavily on visitation and recreational property buyers from the regional market. The continued prosperity of the Calgary region is an important driver of Canmore’s economy.
2. Maintaining a high level of service and a quality product are keys to being a favoured destination. The tight labour market and staffing problems of the past few years made it very challenging for businesses to operate and to continue offering a high level of

service to their guests. The Temporary Foreign Worker Program provided a much needed source of labour for these businesses.

Recommendations:

1. The current role and impact of tourism on Canmore's economy has not been well quantified. It is important to gain a better understanding of the number of visitors and their economic impact on the community.
2. Special events play an important role in Canmore's economy, and raise the community's profile both nationally and internationally. The number of people attending special events and their economic impact should be explored to help provide a better understanding of their importance to the local economy.

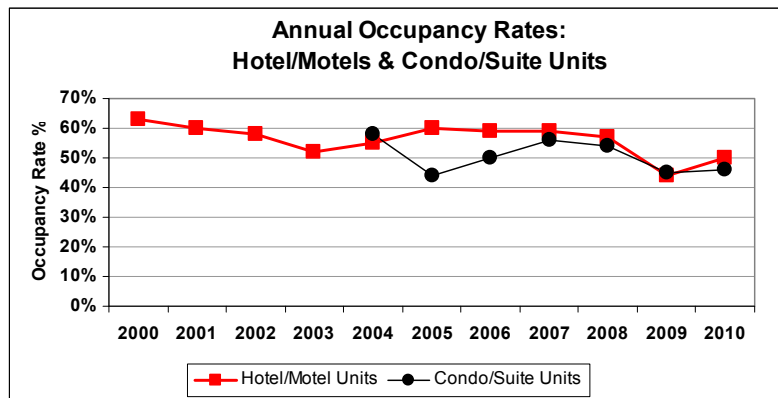
8. Tourist Accommodations and Occupancy Rates

Tourism is one of Canmore's major industries. The occupancy rates of local hotels and motels are an important measure of health of the local tourism industry. Occupancy rates and daily rates are affected by levels of visitation, the proportion of overnight visitors, length of stay, and the accommodation choices made by visitors. The accommodation, hospitality, and food sector is one of Canmore's main economic sectors and sources of employment.

Observations:

1. In 2008 there were a total of 1,971 registered accommodation units in Canmore. This total includes Bed & Breakfasts, hotels, and vacation/rental suites and approximately 519 units of 'tourist homes' (CEDA, 2010b, Town of Canmore, 2010c).

2. The Canmore Hotel and Lodging Association (CHLA) tracks occupancy rates of participating properties. The mix of participating properties changes slightly annually, and not all properties participate in the survey:



Source: (CHLA, 2010b)

- Annual occupancy rates for hotel/ motels were 63% in 2000, declining to a low of 44% in 2009, rising to 50% in 2010.
 - Data collection for occupancy rates for Condo/Suite rental units began in 2004 with occupancy rates of 58%. Occupancy rates have been somewhat lower in 2009 (45%) and 2010 (46%). Occupancy rates for condos/suites only reflect those units that were part of a rental pool. Individual unit rentals are not captured in these statistics (CHLA, 2010b).
3. Regional operators reported that they were able to hold or regain some of their rate structure in 2010. However Canmore, with a large inventory of accommodations, was an exception to this and rate discounting was reported at the higher end of the rate scale, with rates at the lower end holding firm (Brooks Jobb and Associates, 2010).
 4. The global recession led to a number of development projects going into receivership (including Bighorn Luxury Resorts, Solara Resort and Three Sister's Mountain Village). With the exception of TSMV, all these projects were brought out of receivership in 2010 and 502 new units were completed. No new projects are currently planned or underway at this time (CEDA, 2010b).

5. The Town of Canmore reports a total of 519 “tourist homes”⁷ in the community. There are also a large number of unregulated unpermitted homes that function as tourist homes. Many of these units list in classified ads or on the internet as being available for rent. These units are not included in the occupancy statistics and their overall occupancy rate and role as tourist accommodations are not well quantified (Town of Canmore, 2010c).

Interpretation:

1. Occupancy rates appeared to be relatively stable from 2003 through 2008, with a decline in 2009. This coincides with the global economic recession that has affected many other components of the local economy. During this time additional units have been added to the market creating a growing pool of accommodation options and overall growth in this sector.

Recommendations:

1. Using a more consistent reporting structure for accommodation unit statistics would improve the quality of the data series.
2. A better understanding of the impact and role of tourist homes would help better quantify their impact on the local economy.

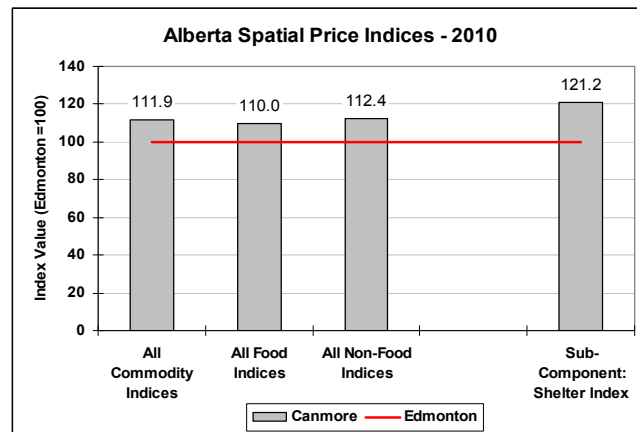
⁷ Tourist home: a dwelling unit operated as an accommodation unit, occupied by a guest or guests for a period of less than 28 days – typically these operate in an institutionalized and commercialized fashion.

9. Price of Goods and Services

The local price of goods and services has a significant impact on many aspects of a community. It can have a profound influence on demographics, social fabric, the labour force, and the local economy. Every two or three years, the Government of Alberta conducts a Spatial Price Survey which compares prices of standardized goods and services across selected communities in the province. This ‘market basket’ of prices is aggregated into a series of indices and are then ranked relative to an index value of 100.0 in Edmonton. Costs are compared across communities via complex or aggregate indices (e.g. all-commodities index) or individual sub-aggregate indices (e.g. shelter index). Surveys were conducted in 2001, 2003, 2005, 2007, and 2010. It is important to note that this survey is specifically not a ‘cost-of-living’ calculation, but is simply designed to measure and report on the relative costs of a market basket of goods and services in each community.

Observations:

1. For Canmore, the all-commodities index was higher than the baseline for Edmonton in all survey years. In 2010, for the first time, it was highest all-commodities index value (111.9) of all the communities surveyed. In most other survey years, Canmore has ranked as the 2nd or 3rd highest all-commodities index (Fort McMurray is often in the top spot). The main contributing factor to the high index value was shelter costs (which includes both rental and purchase prices).
2. In 2010, Canmore’s all-food index was 110.0, which was the highest value of all communities surveyed. All sub-components of the all-food index were higher than the baseline of 100.0, with the highest categories being Frozen and Packaged Foods (112.8) and Restaurant Meals (112.9).
3. Fort McMurray had the highest non-food index value of 113.0 in 2010, followed by Canmore at 112.4. High costs for the shelter sub-component (139.4 for Fort McMurray, and 121.2 for Canmore) were the primary drivers for these high non-food index values (Alberta Finance Statistics, 2010).
4. The methodology used to calculate the Spatial Price Survey is complex, and a detailed description of it is beyond the scope of this report. Anyone interested in learning more about the survey methodology and its limitations is advised to visit the Government of Alberta website. Past editions of the survey are also available for download. <http://www.finance.alberta.ca/publications/statistics/index.html> (Alberta Finance Statistics, 2010).



Source: (Alberta Finance Statistics, 2010)

Interpretation

1. Affordability, particularly of housing, has been a long standing concern in Canmore. The community has been working on providing affordable housing options since the early 1990's, most recently with the development of PAH such as Palliser Village. Finding appropriate and affordable housing remains a challenge for many, as resale housing prices are high compared to wages and average incomes.
2. Prices of goods and services, and in particular of housing, have had a significant influence on shaping Canmore's demographic profile and community fabric. Beginning in 2003, and coinciding with rapidly increasing real estate values, there was a substantial decline in the number of children and youth (ages 0-14), likely due to the out-migration of a number of families with children. This decline reduced the proportion of children and youth in the community, and reduced the total number of children and youth (ages 0-14) in 2009 back to 1995 levels.
3. Higher costs in Canmore, particularly of housing, have created a number of challenges for employers, especially with regards to attracting and recruiting new employees, or with retaining employees and keeping them in the community.

Social Fabric

Guiding Principles

#3 - Social fabric. We are proud of our history as a close-knit, supportive and caring community, and we envision a future in which Canmore's social fabric remains as tightly woven as in the past. We believe that embracing diversity, and managing our community in ways that support diversity, is the means to creating and maintaining a strong social fabric. To maintain that fabric's strength – woven from the warp and weft of different people of all ages and backgrounds, family make-up, income levels, values, and interests – we will need to not only support current practices and policies that keep people here who are already in the community, but discover and implement new practices and policies as well.

-Mining the Future: A Vision for Canmore

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)

-Mining the Future: A Vision for Canmore

Summary

The following indicators have been brought forward to highlight some key changes that have happened in Canmore since 2006. It is important to remember that a single year of change in the data does not necessarily indicate an emerging trend, and that past changes are not necessarily an indication of future trends and conditions. Rather than only looking at the most recent year of change in the data, the period 2006 to 2010 was chosen to put the information in context and to ensure that there are at least several data points in each series (not all data is available for 2010, nor is all of it collected on an annual basis).







The following change descriptors were chosen to summarize the trend of the indicator for the available data points during the period for 2006-2010. The threshold for change is +/- 5% change during that period (to reduce the effect of minor fluctuations or 'noise' in the data).

Trend Descriptor		Trend Condition
Increased		Values have generally trended upwards resulting in a measureable change of at least +5% over the base year
Decreased		Values have generally trended downwards resulting in a measureable change of at least -5% over the base year
Stable		Values have remained relatively stable (within +/- 5% of the base year) without major fluctuations
Variable		Values have fluctuated higher and lower (greater than +/- 5% of the base year) without a clear trend higher or lower

Social Fabric Indicators – 2006-2010 Summary

Section		Indicator	Trend Since 2006	Comments
Community Involvement	1. Volunteer Organizations	# of Organizations		Peaked in 2007, but 7.8% more organizations in 2010 than in 2006
	2. Library Facilities and Use	Membership		47% increase since 2006
		Annual Circulation		16% increase since 2006
Education	3. Education of Children and Youth	Student Enrolment - Canadian Rockies Public Schools		Decreasing since 2000/1 school year.
		Student Enrolment - Our Lady of the Snows		Opened in 2001, increasing enrolment since then.
		Student Enrolment - Notre-Dame des Monts		Opened in 2002, increasing enrolment since then.
		Class Sizes - All Schools		Annual fluctuations for all schools and grades.
Social Needs	4. Responses to Food Need	Christmas Hamper Distribution		Sharp drop from 2007-2008, increased from 2008-2010.
		Food Bank Hamper Distribution		65.3% increase from 2006/7 to 2009/10.
		Meals on Wheels - Individuals Served		Slight decline since 2008.
	5. Social Assistance – Income Support Programs	# of Persons Receiving Social Assistance Payments		6.1% decrease from 2006 to 2008.
		Economic Dependency Ratio (EDR) - Social Assistance Payments relative to Employment Income		EDR for Social Assistance is already very low relative to Alberta or Canada.
Public Safety	6. Criminal Code Offenses	Criminal Offenses (excluding traffic)		The # of criminal offenses decreased 30.4% from 2006 to 2009.
	7. Domestic Violence	BVUSA - Domestic Abuse Caseload		Annual fluctuations, but 2009/10 was 6.3% higher than in 2006/7.
Health	8. Alcohol and Drug Use	AHS - Addiction Services # of Treatment Clients		The number of treatment clients has decreased 10.7% since 2006/7.
	9. Health Services	Canmore Hospital: ER Visits		The number of ER visits has increased 13.4% since 2006/7.

Social Fabric Indicators – 2006-2010 Summary (continued)

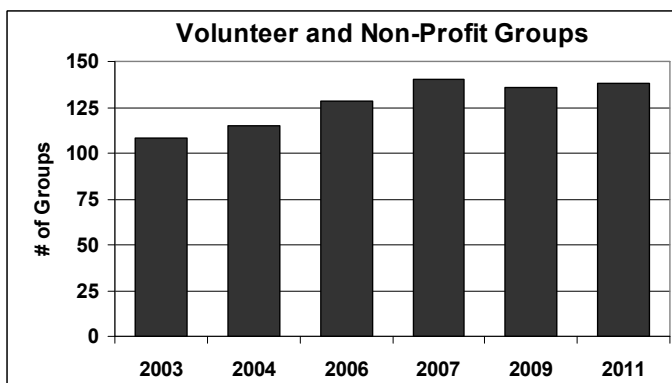
Section	Indicator	Trend Since 2006	Comments	
Housing	10. Dwelling Unit Types	Total # of Dwelling Units		Steady increases since 1995, with a 12.2% increase from 2006-2009.
	11. Tenancy Status of Dwelling Units	Dwellings owned and occupied by non-permanent residents		From 2006 to 2009, there was a 13.5% increase in the # of units occupied by non-permanent residents. In 2009, 29.1% of dwelling units were occupied by non-permanent residents.
	12. Occupancy Rates	Occupancy Rate - Permanent Population		The average occupancy rate decreased slightly from 2.5 to 2.4 between 2006-2009, but overall it has been slowly declining since 1999.
	13. Rental Housing Costs and Availability	Average Annual Advertised Monthly Rent		Average rents peaked late in 2008, then declined to near-2006 levels by the end of 2010.
	14. Average House and Condominium Resale Prices	Average Resale Price		Prices peaked in 2007, then declined through 2009, rising slightly in 2010. Prices remain above 2006 levels, however sales volumes are low and the average values may not fully represent the current market condition.
	15. Housing Affordability	Affordability of Rental Accommodations		Average rents peaked late in 2008, then declined to near-2006 levels by the end of 2010 nearly bringing the affordability threshold back to 2006 levels.

1. Volunteer Organizations

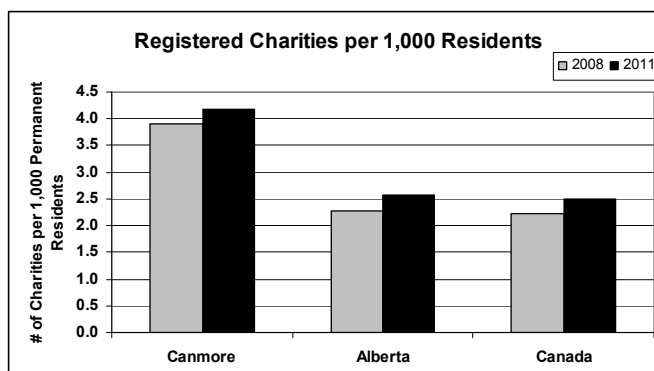
Volunteer organizations are a measure of the level of community activity and community spirit. These organizations enhance Canmore's quality of life by providing a wide variety of services including recreational and cultural opportunities, religious options, support for those in need, or by protecting the environment. As such these organizations are an important component of all the three Foundational Values and the five Guiding Principles of the Mining the Future Vision.

Observations:

1. The number of Canmore-based volunteer, non-profit, and charitable organizations increased from 108 in 2003 to 140 in 2007. The number of organizations has fluctuated slightly since 2007, with a total of 138 in early 2011.
2. Since 2003 there have been a total of 36 new organizations, and the loss of six organizations (organizations were cross referenced between sources to remove duplicates).
3. While most of these 138 organizations have a specific focus on Canmore, Kananaskis, or the Bow Valley, there are 16 which have a provincial, national, or even a global focus but are headquartered here in Canmore. This helps to highlight the importance of the non-profit and charitable sector as a source of employment and economic development in the community (Town of Canmore, 2011a; CRA, 2010).
4. As of January 2011, there were 51 registered charities in Canmore. This is equivalent to 4.2 charities per 1,000 permanent residents. There were 2.6 charities per 1,000 residents in Alberta and 2.5 per 1,000 in Canada (CRA, 2010).



Source: (Town of Canmore, 2011a; CRA, 2010)



Source: (CRA, 2010)

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:

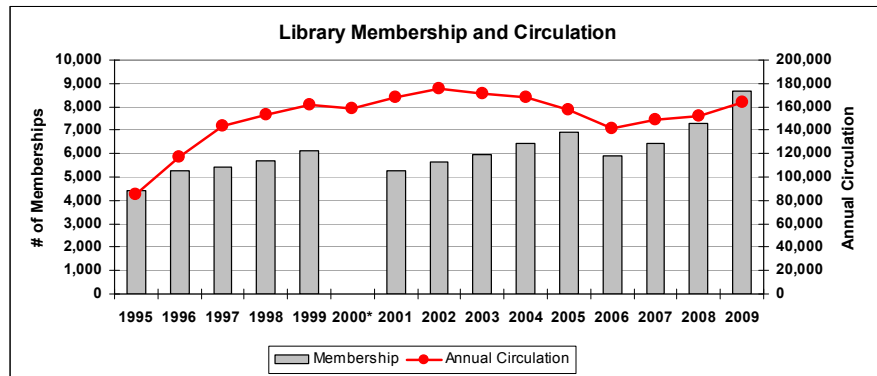
1. Canmore continues to have a wide range of volunteer and non-profit organizations. The numbers presented likely underestimate the number of volunteer and service organizations in the community, as only organizations listed in the Community Resource Directory or which are registered with the Canadian Revenue Agency were counted. There are a number of informal groups and individual volunteer efforts that are not listed here.
2. It appears that as of 2007 the number of these organizations has plateaued, perhaps this is a reflection of the slower growth rate of the permanent population over the past few years.
3. It is quite significant that here are at least 16 organizations headquartered in Canmore which work primarily on the provincial, national, or global level. These organizations could be based in almost any community, but have chosen to make Canmore and the Bow Valley their home.

2. Library Facilities and Use

Library membership and circulation are standardized measures that can be compared to other communities. 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.

Observations:

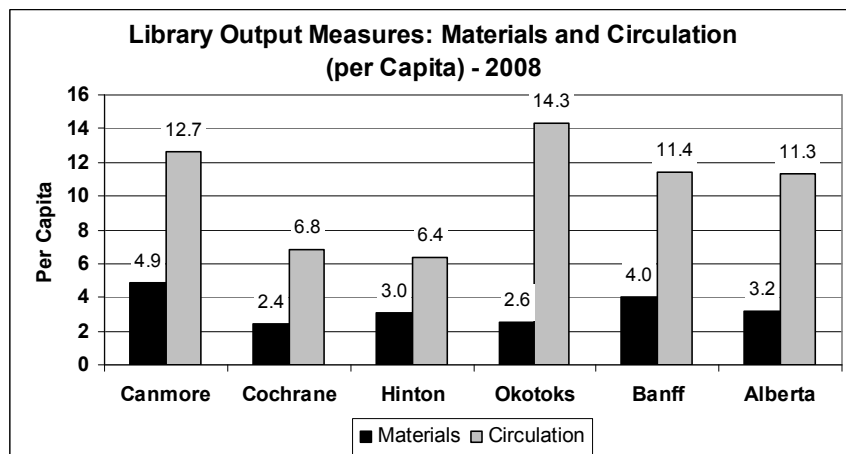
1. The number of people with library memberships (cards) has increased steadily since 2006, even though the number of permanent residents has been fairly stable during this time. As of 2009, over 70% of the permanent population of Canmore has a library card⁸.



Source: (Canmore Public Library, 2010)

2. The annual circulation of library materials has fluctuated somewhat over time, reaching a peak of 175,021 in 2002, slowly dropping through to 2006, and rising again to 163,833 in 2009 (Canmore Public Library, 2010).

3. In 2008, Canmore had higher numbers of materials and circulation per capita than the average for all other Alberta communities (Alberta Municipal Affairs, 2010a).



Source: (Alberta Municipal Affairs, 2010a)

⁸ Note: Membership numbers are not available for 2000 due to database changes; inactive records were purged in 2006 leading to the apparent drop in membership

reports that there have been continually increasing demands on the library facility and services offered. This is attributed to increases in the total population. Demand for computer and internet access remains particularly high.

Interpretation:

1. In Canmore, there is a high level of community interest in the public library. On a per capita basis, Canmore's library is as active, or more active, than many other libraries in Alberta. The demand for materials and programs must be balanced by the space and staff constraints at the current facility. Space for a new library is included in the design for the proposed Canmore multiplex.
2. The Canmore Public Library is active in many other activities that are not included above, such as providing public computer and internet access, interlibrary loan requests, various programs and general visits. The use of the online library system has dramatically increased the number of interlibrary loans both to and from the Canmore library.

3. Education of Children and Youth

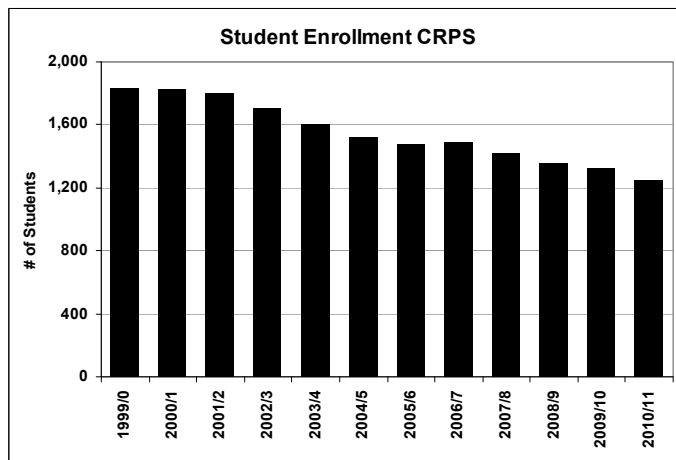
This section focuses on several formal measures relating to the education of children and youth, including enrollment, education results, and class size. A major component of this section is Class Size, which is a province-wide indicator that is defined as the number of students in a class with a single teacher. This number does not include teacher assistants, teacher librarians, specialist teachers, or administrators and other educators who have classroom responsibilities.

Observations:

1. There are now three school boards operating in Canmore: Canadian Rockies Public Schools (CRPS), Christ the Redeemer, and Conseil Scolaire Catholique Francophone Du Sud de L'Alberta.
2. Although the permanent population grew by 60.2% from 1995 to 2009, the number of children aged 0-14 has been in decline since 2003. In 2009, there were approximately the same number of children in the community as in 1995 (see Section on Age Trends for more information). However during this time two additional school boards have begun operations in the community.

Canadian Rockies Public Schools

3. Canadian Rockies Public Schools (CRPS) operates three schools in Canmore: Elizabeth Rummel Elementary School, Lawrence Grassi Middle School, and Canmore Collegiate High School. Enrolment in these three schools has decreased by 591 students, or 27.9% from 1999/00 to 2010/11 (CRPS, 2010a).



Source: (CRPS, 2010b)

4. At Canmore Collegiate, average class sizes have been below the recommended levels, with a slight exceedence for grade 9 classes in 2006/7 (0.3 over) and 2009/10 (0.6 over) (class size reports for 2010/11 are not yet available).
5. At Elizabeth Rummel, class sizes have averaged above the recommended level for the Kindergarten to Grade 3 category in all years from 2003/4 to 2009/10. They were above the recommended level for grades 4 to 6 in 2003/4, but have since remained below the threshold.
6. At Lawrence Grassi, average class sizes were above the threshold in 2003/4 but have generally remained below the threshold (with the exception of Grades 4 to 6 which were 0.7 above the threshold in 2007/8). A new building was constructed for Lawrence Grassi Middle School which the students began using in September 2008 (CRPS, 2010b).

Class Sizes - Core Subjects	K to 3								4 to 6							
	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11
Canmore Collegiate	n/a	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Elizabeth Rummel School	22.3	19.9	19.9	20.6	20.3	19.2	18.9		25.2	20.4	20.0	20.8	19.2	22.3	21.5	
Lawrence Grassi Middle School	n/a	n/a	n/a	n/a	n/a	n/a	n/a		26.2	22.5	22.3	22.7	23.7	24.4	22.2	
Our Lady of the Snows	16.6	19.0	18.8	20.6	13.3	16.2	20.8		23.0	21.8	27.8	19.8	23.3	19.0	18.8	
Notre-Dames des Monts	12.5	8.8	12.0	17.0	12.0	13.3	15.5	16.6	4.0	8.8	14.0	15.5	18.0	14.6	17.0	15.5
ACOL Recommendation	17.0								23.0							
Class Sizes - Core Subjects	7 to 9								10 to 12							
	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11
Canmore Collegiate	24.6	20.6	20.4	25.3	23.5	21.5	25.6		25.9	20.5	25.4	25.3	22.9	24.1	23.7	
Elizabeth Rummel School	n/a	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Lawrence Grassi Middle School	26.8	19.8	23.7	23.1	24.4	22.9	23.7		n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Our Lady of the Snows	21.0	23.7	22.3	16.7	15.6	23.0	23.4		n/a	7.0	11.0	8.5	8.0	9.7	13.3	
Notre-Dames des Monts	n/a	n/a	n/a	n/a	11.0	11.0	14.2	8.0	n/a	n/a	n/a	n/a	n/a			12.0
ACOL Recommendation	25.0								27.0							
	Yellow shading indicates class sizes > ACOL Recommendations															

Source: (CRPS, 2010b; Christ the Redeemer, 2010; CSCFSA, 2010)

7. As part of the Accountability Pillar, Alberta Education conducts census surveys in schools of all teachers, Grades 4, 7 and 10 students and their parents to gather information on the quality of education provided by Alberta school jurisdictions and their schools. In 2008 the results showed that of the seven measured categories CRPS board scored “Good” in six and “Acceptable” in one. In 2009, there were two “Good” scores, four “Acceptable”, and one “N/A”. Full achievement test and diploma exam results are too lengthy to be included in this report, but they are available online from CRPS (http://www.crps.ab.ca/index.php?option=com_remository&Itemid=116) (CRPS, 2010c).

Canadian Rockies Public Schools Accountability Pillar Overall Summary Annual Education Results Reports			
Goal	Measure Category	Measure Category Evaluation	
		2008	2009
Goal 1: High Quality Learning Opportunities for All	Safe and Caring Schools	Good	Good
	Student Learning Opportunities	Good	Acceptable
Goal 2: Excellence in Learner Outcomes	Student Learning Achievement (K-9)	Good	Acceptable
	Student Learning Achievement (Grades 10-12)	Good	N/A
	Preparation for Lifelong Learning, World of Work, Citizenship	Acceptable	Acceptable
Goal 3: Highly Responsive and Responsible Jurisdiction (Ministry)	Parental Involvement	Good	Acceptable
	Continuous Improvement	Good	Good

Source: (CRPS, 2010c)

8. Board-wide results from Christ the Redeemer and Conseil Scolaire Catholique Francophone Du Sud de L'Alberta were not included here as only one of in the schools from each of these divisions is located in Canmore.

Christ the Redeemer

9. Christ the Redeemer has one school in Canmore, Our Lady of the Snows, which opened in 2001 with 76 students. By 2010/11 there were 310 students. For Kindergarten to Grade 3, average class sizes for core subjects have been below the recommended threshold for all years. For “all subjects” class sizes have been above the threshold for 2004–2007 and 2008-2010. The average class sizes for grades 4 to 6 (“all subjects”) were higher than the threshold in 2005/6, but have otherwise been below the recommended levels. Grades 7 to 9 have had average class sizes below the threshold for all years, while the newly added grades 10 to 12 have had average class sizes well below half the recommended limit. The new school facility, located in Three Sisters Mountain Village, opened in January 2009. This facility is shared with the French Catholic school Notre-Dame des Monts (Christ the Redeemer, 2010).

Conseil Scolaire Catholique Francophone Du Sud de L'Alberta

10. Conseil Scolaire 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 2008/9 there were a total of 88 students. Average class sizes were at or slightly above the recommended level for K to 3 in 2006/7 and 2010/11 but otherwise were well below the recommended thresholds for grades K to 6 (CSCFSA, 2010).

Community Initiatives:

1. The “Inspiring Hearts and Minds - Canadian Rockies Public Schools (CRPS) Futures Planning” was initiated in 2007 as an information and idea gathering process that identified community values, education trends and forces of change affecting education. The Futures Planning strategy focuses on preparing the children for the changing 21st Century, and focuses on the development of the whole child. For more information please visit the CRPS website:
(http://www.crps.ab.ca/index.php?option=com_content&task=blogsection&id=26&Itemid=233).
2. “Right from the Start” is a school-based mental health capacity building initiative for children and families which is being implemented in Canmore at Elizabeth Rummel School. The three year program began in September 2008. It is designed to increase coping behaviours, knowledge and skills of children to enable them to make healthy choices and adopt behaviours to self-protect their mental, physical and emotional health at as early an age as possible. It is the most visited program of its kind in the province and has gathered interest as a possible program model for the entire province. For more information visit the Elizabeth Rummel School website:
(http://www.crps.ab.ca/ers/index.php?option=com_content&task=blogcategory&id=73&Itemid=152).

Interpretation:

1. There are three operational school boards in Canmore. Two of these school boards have been established since 2001. The establishment of these new schools provides a wide variety of quality educational choices for Canmore families. However, Canmore has a relatively low number of students and a declining number of children. This results in a division of resources and increases in administrative costs.
2. Sustaining this number of schools and school boards for this number of students becomes an issue as schools diminishing in size must choose between support staff, vice principals, guidance councillors, etc or more frontline staff. Student choices may also become more limited as resources are less efficiently used.
3. The Alberta Education has stated that “...reducing class sizes goes a long way to laying a foundation for a positive learning environment” (Alberta Education, No date). The decreasing number of children in the public school system in Canmore has largely resulted in class sizes meeting or falling below the maximum class size recommendations, but has created other challenges such as decreasing enrolment and fewer resources for staffing.

4. 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. Food Bank and Christmas Hampers are requested directly by families in need, or by referral from a neighbour or friend. There are many reasons people request hampers including unemployment, underemployment, needs additional to those provided by social assistance, emergency circumstances, and transience.

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. Families in need can self-identify or may be connected to the program by staff aware of the need.

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

Observations⁹:

Christmas Hampers

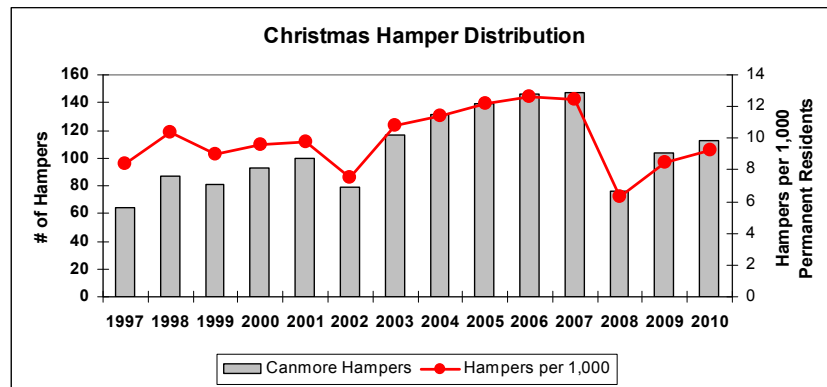
1. The number of Christmas Hampers distributed in Canmore reached a high of 147 in 2007, dropping to 76 hampers in 2008, and rising again to 113 in 2010.

2. Hampers are also provided to residents of Morley as part of the annual campaign (90 additional hampers in 2010).

3. The rate of Christmas hamper distribution

reached a high of 12.6 hampers per

1,000 permanent residents in 2006, dropping to a low of 6.3 hampers per 1,000 permanent residents in 2008 (Bow Valley Christmas Spirit Campaign, 2010).



Source: (Bow Valley Christmas Spirit Campaign, 2010)

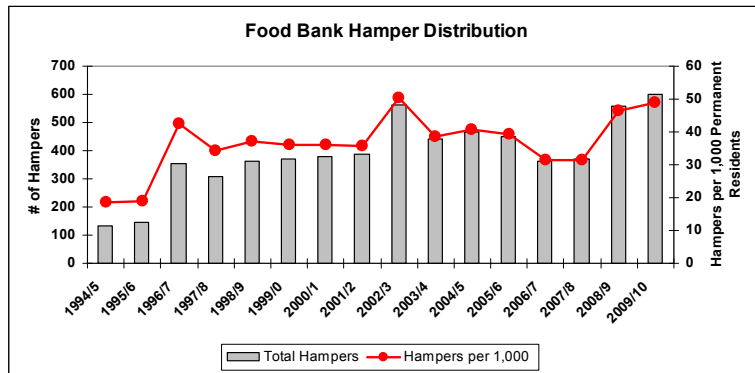
Food Bank

4. The total number of Food Bank hampers distributed has fluctuated somewhat over the years reaching highs of 563 hampers in 2002/3 and 600 hampers in 2009/10.

⁹ Note: The permanent population for 2002, 2004, and 2007 was extrapolated assuming linear change between the previous and subsequent census years. The population for 2010 was assumed to be the same as 2009

5. The total number of people served by the Food Bank rose from 272 in 1994/5 to a high of 957 in 2002/3, reaching 892 in 2009/10.

6. The rate of Food Bank hamper distribution (hampers per 1,000 permanent residents) reached a high of 50.5 in 2002/3, dropping through to 2007/8, then rising again to 49.1 in 2009/10 (Bow Valley Food Bank, 2010).



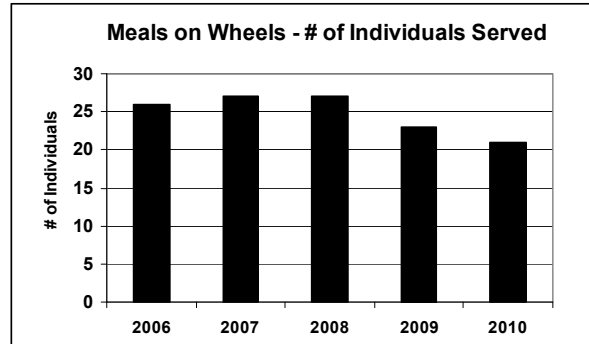
Source: (Bow Valley Food Bank, 2010)

Food For Learning Program

7. 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 an average of 10-12 students involved in their Food for Learning Program. The numbers of children helped through this program are fairly consistent from year to year.

Meals on Wheels

8. The Meals on Wheels program provides home delivered meals to any person whose physical, mental, emotional or social needs make it difficult for them to obtain or prepare adequate meals. On average the program prepares ~10 meals per day (Town of Canmore, 2011b).



Source: (Town of Canmore, 2011b)

Community Initiatives:

1. The local grocery stores accept donations of food for hampers, while the Canmore Hospital has food hampers and used clothing access on site to help address those needs for patients.
2. Other community food need initiatives available in Canmore include a community garden, and a food co-op. Information on these programs can be obtained from Family and Community Support Services at the Town of Canmore.

Interpretation:

1. The participation rates in these food assistance programs indicates that there are individuals and families in the community who are struggling to meet their basic

needs. They also suggest a disconnect between perception and reality, as some people think of Canmore as an affluent community where everyone has substantial financial resources.

2. The increasing use of the Food Bank from 2008-2010 corresponds with the economic difficulties during this period (less demand for real estate, slowing of the building and development industry, and increased regional unemployment).

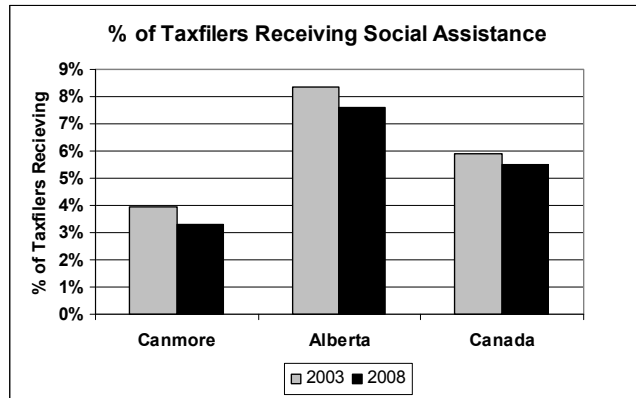
5. Social Assistance – Income Support Programs

One criterion for moving towards Canmore’s community vision is to ‘provide basic social services to all citizens’ (Mining the Future: A Vision for Canmore 2006).

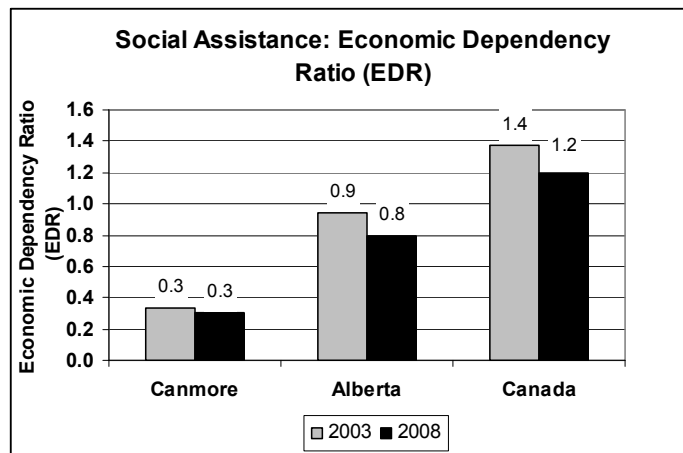
Examples of income support programs available to qualifying individuals include: Assured Income for the Severely Handicapped (AISH), Personal Income Support Benefits (PSIB), Alberta Works Income Support Program, and the Alberta Adult Health Benefit (AAHB). These social assistance programs include: “payments 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, 2010c).

Observations:¹⁰

1. The number of people receiving social assistance in the form of income support decreased slightly from 330 in 2003 to 310 in 2008 (from 3.9% to 3.3% of taxfilers). Of these 310 recipients, 180 were seniors age 65+.
2. The proportion of taxfilers receiving social assistance is lower in Canmore (3.3%) than in Alberta (7.6%) or in Canada (5.5%).
3. On average, the amount of social assistance received per recipient in 2008 was much lower in Canmore (\$3,952) than overall in Canada (\$6,443) in 2008.
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, 2010c).



Source: (Statistics Canada, 2010c)



Source: (Statistics Canada, 2010c)

¹⁰ Note: totals were rounded by Statistics Canada to meet confidentiality requirements.

5. Since 2003 the EDR for social assistance payments in Canmore has remained relatively constant at or around 0.3. Overall, the EDR in Canmore is much lower than that in Alberta (0.8) or Canada (1.2) (Statistics Canada, 2010c).

Interpretation:

1. Compared to provincial and national averages, Canmore has a much lower proportion of people receiving social assistance payments for income support. Additionally, Canmore has a lower rate of economic dependence on social assistance payments (relative to employment income). In part, this is due to the high participation rates in the labour force, and the low unemployment rate in Canmore.
2. The most recent data available is from 2008 so the impacts of the economic difficulties of the past few years are not fully reflected in this data.
3. Many social assistance programs are not keeping pace with the increasing cost of living, make it more difficult for people on social assistance to live not only in Canmore, but in other communities as well. This makes it very difficult for people who are living at or near the affordability threshold to remain in the community.

6. Criminal Code Offenses

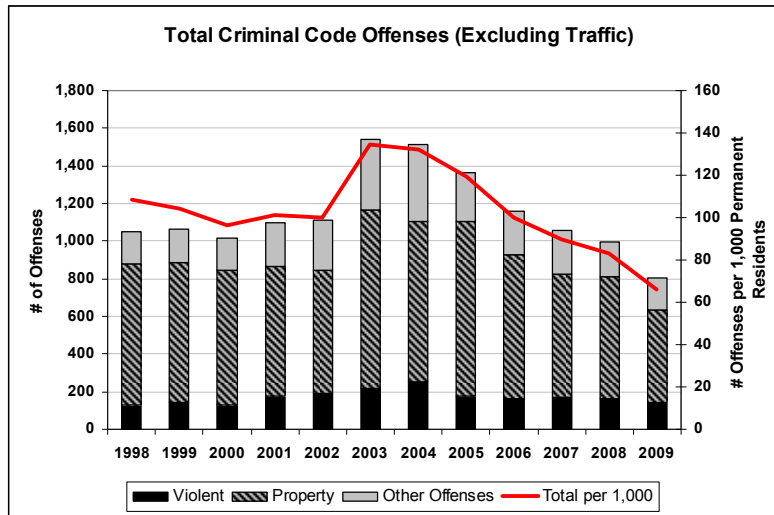
The Uniform Crime Reporting Survey (UCR2) records the number of reported criminal code violations in communities across Canada. Safety and security are important parts of the social fabric of the community. Violent crimes and property crimes are of particular concern since these can have the most direct and traumatic impact on the victims and the community.

Note: The numbers for violent crime included in this edition of the report are different from, and not comparable to, those published in previous editions of this report. The violent crime category has been expanded under the Incident-based Uniform Crime Reporting Survey (UCR2) to include a number of offences not previously included in the violent crime category, including uttering threats, criminal harassment and forcible confinement. These numbers have been revised back to 1998. (Statistics Canada, 2010c)

Threshold: The threshold for personal and property crimes is the average rate in Alberta and Canada per 1,000 permanent residents.

Observations:

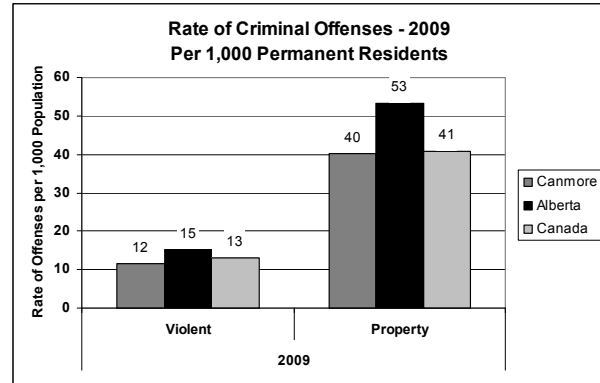
1. The number of violent crimes against persons decreased from a high of 254 in 2004 to 142 in 2009.
2. The number of property crimes reached a high of 953 in 2003, dropping to 493 in 2009.



Source: (Statistics Canada, 2010d)

3. Overall, criminal code violations (excluding traffic offenses) peaked at a high of 134 offenses per 1,000 permanent residents in 2003, declining steadily to 66 per 1,000 in 2009.
4. The rate of violent crimes against persons was 12 crimes per 1,000 permanent residents in 2009. This is slightly lower than the rate in Alberta (15) and in Canada (13).

- The rate of property crimes was 40 per 1,000 permanent residents in 2009, about the same as the rest of Canada (41), but lower than in Alberta (53) (Statistics Canada, 2010d).



Source: (Statistics Canada, 2010d)

Community Initiatives:

- In 2010, the Town of Canmore established a new Canmore Policing Committee. The Committee acts as a liaison between Council, the RCMP detachment, Town Administration and the citizens of Canmore in fostering responsible community actions towards the creation of a safe, secure community.

Interpretation:

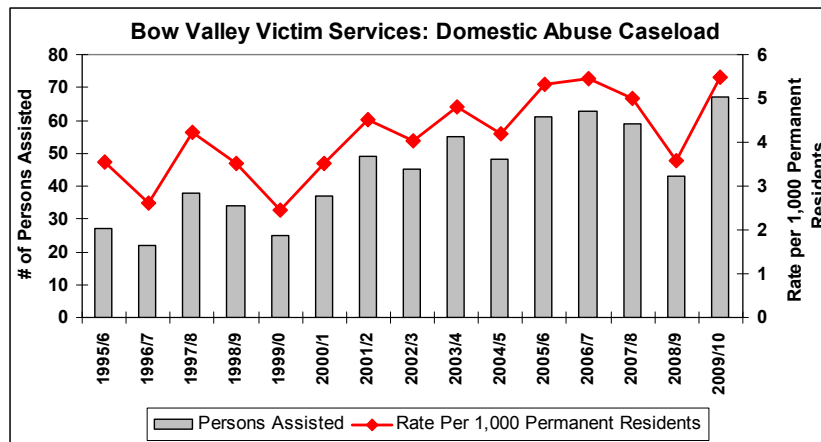
- Since 2003, both the number and per capita rate of criminal code offenses has declined. In 2009, the rate of violent and property crimes was lower than in Alberta, and slightly lower than in all of Canada. This is in spite of an increase in total population, visitation and highway traffic.
- It is important to remember that these statistics reflect reported criminal code offenses. The actual number of crimes is likely higher, and reporting rates can vary by the type and severity of crime. There is also no mechanism through the UCR2 to determine if offenses are being committed by residents of the community or non-residents.
- While police presence and the apprehension of offenders are important components of law enforcement and public safety, the police cannot be everywhere at all times. The citizens themselves are the ones who help to make their community a safe place to live. Developing a sense of community, neighbourhood, and a strong social fabric are all important to maintaining a peaceful and safe community.

7. Domestic Violence

This indicator records the number of complaints responded to by the Bow Valley Victim Services Association (BVVSA) about harassment, intimidation, and 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.

Observations:

1. Since 1995/6, the BVVSA has assisted with an average of 45 individuals per year from the Canmore area who have been affected by domestic abuse. Annually the total number of people assisted has generally increased over time, ranging from 22 in 1996/97 to 67 in 2009/10.



Source: (BVVSA, 2010)

2. The BVVSA provides assistance in a wide range of occurrences from personal and property crimes to traumatic events such as sudden deaths. Of all occurrences responded to by the program, domestic abuse is the most frequent occurrence. In 2009/10, 45.7% of all BVVSA files in Canmore were occurrences of domestic violence. Also for the first time since 1994, more individuals were assisted by the BVVSA in the Bow Valley after incidents of domestic violence, than for any other occurrences.
3. The rate of domestic violence caseloads has generally trended upwards over time, ranging from a low of 2.4 per 1,000 permanent residents in 1996/7 to a high of 5.5 in 2009/10.
4. The BVVSA office at the Canmore RCMP detachment was closed in January 2007. In April 2010 the BVVSA began sharing office space with Alberta Health Services, Addiction's Canmore office, to better serve Canmore residents. The BVVSA's main office continues to be located at the Banff RCMP.
5. How individuals seek assistance from the BVVSA has changed significantly over the years. Individuals may be referred by the RCMP or may contact BVVSA of their own accord. In 1995, 92% of all domestic violence files were by referral through the

RCMP, with only 8% of individuals contacting the program directly for help. In 2010, 46% of all BVVSA domestic violence files were referred by the RCMP, with 54% of individuals contacting the program directly for help (BVVSA, 2010).

Community Initiatives:

1. The BVVSA provides support, assistance and information to victims of crime and trauma, including occurrences of domestic abuse. Other services include school programs on relationships and abuse, 24 hour crisis intervention, court assistance, education programs, safety planning, and information on legal services.
2. Bow Valley programs are offered at the Banff YWCA including men's and women's support groups, community workshops, crisis counselling and shelter options.
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.
4. The Canmore Hospital has been participating in an intervention that has been implemented across all Emergency Rooms in the Calgary Health Region. On admission to the ER all adults are asked specific questions about domestic abuse/violence in their lives. This has resulted in more open conversations about domestic violence and allowed for referral to community resources to those who express a need for help.

Interpretation:

1. The increasing number and rate of domestic abuse cases may be a reflection of increased levels of domestic violence in the community, or it could be due to increased awareness and acceptance of the BVVSA program.
2. 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 four times higher than reported. Continued interagency cooperation and public education is important to ensure all those affected by domestic abuse receive the support and assistance they require.
3. 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.

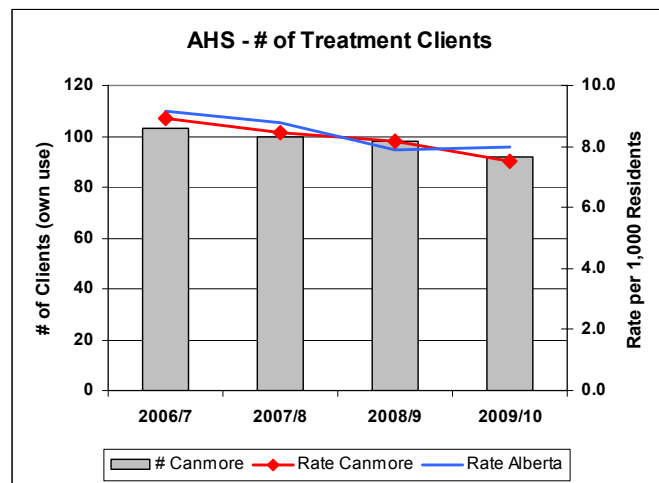
8. Alcohol and Drug Use

Alberta Health Services – Addiction Services (now AHS, formerly AADAC) offers treatment, prevention, and information services to help reduce the harms associated with alcohol, drug, gambling, and tobacco use. AHS 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. AHS provides community project funding to community groups and agencies to help prevent addictions by creating healthy communities. For more information about what addictions are, and how to avoid them, please visit Alberta Health Services at: <http://www.albertahealthservices.ca/2603.asp>.

Threshold: The average treatment rate for all Alberta communities.

Observations:

1. The number of clients from Canmore receiving treatment for their “own use” has decreased from 103 in 2006/7 to 92 in 2009/10
2. In 2009/10 50.0% of the clients were receiving treatment for ‘alcohol only’, an additional 16.0% were for ‘alcohol & other drugs’, while, 17.0% were for ‘other drugs only’.
3. In 2009/10, an additional 30 people from Canmore were receiving treatment for ‘someone else’s use’, highlighting that addictions and substance abuse have an impact on friends, family, and loved ones.



Source: (Alberta Health Services, 2010a)

4. The treatment rate in Canmore has declined slightly from 8.9 in 2006/7 to 7.5 per 1,000 permanent residents in 2009/10. During this period the treatment rate in Canmore has been very close to the provincial average, and was slightly lower than the average in 2009/10 (Alberta Health Services, 2010a).

Community Initiatives:

1. Several community programs exist to address addiction issues including AHS – Addiction Services programs, DARE, the PARTY Program for grade 9 students, Alcoholics Anonymous, Al-Anon, and Narcotics Anonymous.

Interpretation:

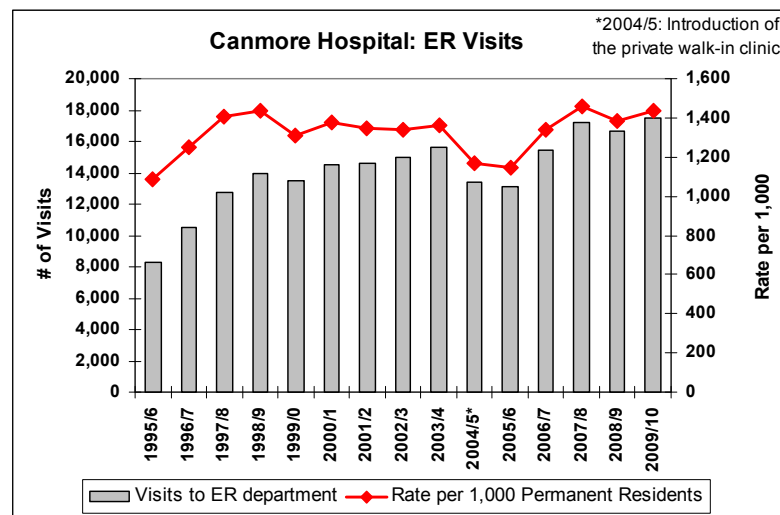
1. These are minimum numbers as they only include those seeking help through this specific service and do not necessarily reflect the true level of addictions in the community. Others may not seek help, or may seek help through other avenues.

9. Health Services

This section reports on the accessibility and level of use of health services in the community. The Calgary Health Region does not calculate population health indicators specific to Canmore due to the relatively small population of the community. Standardized health indicators such as mortality rates, low birth weight babies, injury, disease etc. are available regionally, but since they are not community specific, they are not presented in this report. The regional population health indicators are available in the Health of the Region report from the Calgary Health Region.

Observations:

- From 1995/6 to 2003/4 the number of emergency room visits at the Canmore hospital generally followed an upwards trend. There was a sharp drop in 2004/5 with the introduction of a walk-in clinic with evening and weekend availability. By 2009/10 the number of emergency room visits had reached a high of



Source: (Calgary Health Region, 2010a)

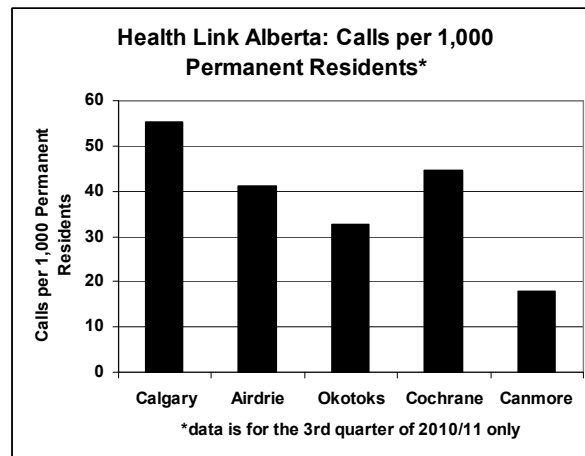
- 17,520, or 1,433 visits per 1,000 permanent residents.
- In 2008, 50% of the emergency room visits were by Canmore residents.
- From 2000 to 2009, the average active waitlist for Continuing Care in Canmore has varied from 2-9 people.
- The number of individuals receiving Home Care Services in Canmore continues to increase (from 145 in 2000 to 350 in 2009). The rate of home care has increased from 13.8 to 28.6 per 1,000 permanent residents.

5. The number of babies delivered at the Canmore Hospital has increased partly due to an increase of the number of physicians in Canmore who have obstetrics as part of their practice, and partly due to an increase in the number of patients from the Stoney Reserve, Cochrane and Calgary. The increased number of deliveries in 2007 is partly because the Canmore hospital was handling all obstetrics in the Bow Valley for approximately five months in that year.
6. The Canmore Hospital continues to report a demand for its health services (especially ER, surgery, obstetrics, CT scans, and endoscopy) by Albertans from other communities due to ready access to these services and the presence of specialist services in the Bow Valley. For instance the number of endoscopies at the Canmore Hospital continues to increase by 15% each year and Canmore is a referral centre for south eastern BC and other parts of Alberta. A cardiac testing service (stress testing and echocardiography) started in 2009 is supported by four cardiologists and has limited the wait time and travel time for residents of the Bow Valley. While demand on services has increased, it has not limited access to these services by community members from the Bow Valley (Calgary Health Region, 2010a).
7. The number of physicians with privileges at the Canmore Hospital increased from 64 in 2006 to ~90 in 2010 (the number fluctuates slightly). This increase is due to an increase of specialists and/or physicians with temporary or locum privileges and reflects a minimal increase in the number of family physicians.
8. The Canmore Hospital is offering a number of enhanced services, including the Adult Day Support Program in the community, a cardiac testing program (made possible by community fund raising efforts to purchase specialized equipment), and a new vascular surgery program.
9. Health Link Alberta is a 24 hour a day, 7 day a week nurse telephone advice and health information service. The level of usage of this service is substantially lower in Canmore than in many other communities in the Calgary Health Region. In the 3rd quarter of 2010/11 there were 18 calls per 1,000 permanent residents in Canmore vs. 55 calls per 1,000 residents in Calgary (Calgary Health Region, 2010b).

Deliveries at the Canmore Hospital	
Year	# of Deliveries*
2005	91
2006	86
2007	301
2008	249
2009	240

*Includes all deliveries, not only Canmore Residents

Source: (Calgary Health Region, 2010a)



Source: (Calgary Health Region, 2010b)

Community Initiatives:

1. Alberta Health has continued to provide the community “Health Link” telephone help line, community public health workshops on family health, and several additional mental health staff doing community outreach.
2. Many new businesses have opened in Canmore related to the Health and Wellness sector. According to the 2009 Census of Canmore, a total of 686 persons (8.5% of the workforce) were employed in the Health & Wellness sector. For more information consult the Community Resource and Business Directory distributed by the Canmore Economic Development Authority (CEDA).
3. The Health & Wellness sector has been identified as a key economic sector in Canmore by the Sustainable Tourism and Economic Development Strategy.

Interpretation:

1. Non-resident Emergency Room patients have not negatively impacted the level of service at the hospital, as the funding and staffing formula is based of use at the facility, not just on the size of the community in which the hospital is located. Additional revenue for the hospital is generated in part by serving non-residents, which helps to increase the range of services offered.
2. 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. This is partly due to “amenity migration” by physicians and specialists who have become permanent or non-permanent residents of Canmore. This has allowed the community increased access to specialist services close to home (cardiology, internal medicine, dermatology, vascular surgery, gynaecology, etc.).
3. This high level of access to medical services is likely part of the reason why Canmore has a much lower per capita usage of the telephone-based Health Link Alberta service.

Recommendations:

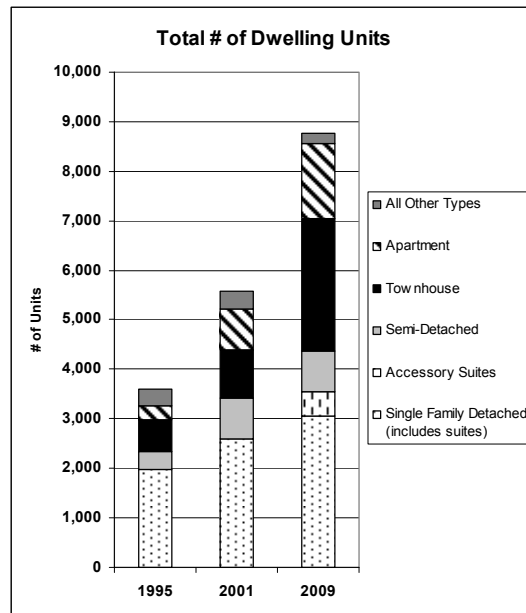
1. Canmore has a substantial number of physicians and services given the relatively small size of the community. AHS is currently conducting a comparative inventory of services across the province, which would be useful information to include in the next iteration of this report.

10. 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).

Observations:

1. Since 1995 there have been steady annual increases in the total # of dwelling units, ranging between 221 and 479 new units per year. In 2009 there were 8,473 total dwelling units in Canmore, an increase of 221 units over 2008.
2. While the number of single family homes has increased since 1995 (from 1,980 to 3,062), the proportion of single family homes had decreased from 54.9% to 36.1% in 2009).
3. There has been a corresponding increase in the number multi-family dwelling units. (from 1,281 in 1995 to 5,005 in 2009). Overall the number of multi-family units increased from 1,281 in 1995 to 5,005 in 2009 (from 35.6% to 59.1% of the total units).
4. From 1995 to 2008, the number of mobile homes has decreased from 291 to 161 as the construction of Spring Creek Mountain Village has been taking place on the former site of the Restwell Trailer Park (Town of Canmore, 2009a).



Source: (Town of Canmore, 2009a)

Interpretation:

1. The information regarding dwelling unit type captured by the Census is useful, but it does not provide answers to other important questions such as the nature and suitability of the units in question. For example, number of bedrooms, square footage, and cost are important factors in determining the suitability of the dwelling units for different residents including single persons, large families, retired couples, weekend residents, etc.
2. The number and proportion of multi-family homes will likely continue to rise since land zoning and current development plans indicate that the majority of new construction will be multi-family units.
3. The future 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.

11. Tenancy Status of Dwelling Units

The tenancy status of dwelling units 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. This section has important linkages to the indicators of Permanent and Non-Permanent Population in the Identity section.

Definitions:

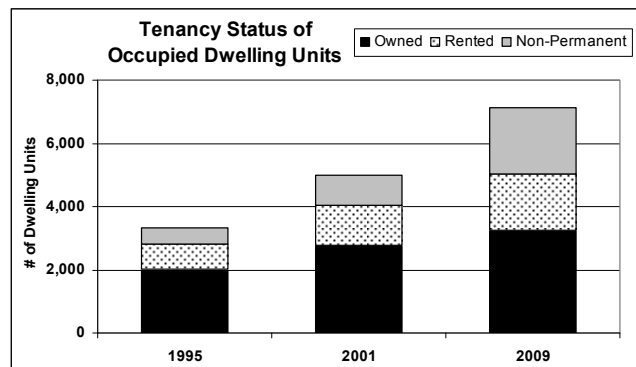
Owned: owned and occupied by a permanent resident(s).

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. The proportion of dwelling units owned and occupied by permanent residents fell from 60.3% in 1995 to 45.6% in 2009. By comparison 71.1% of all dwelling units in Calgary (City of Calgary, 2010) and 32.4% of all dwelling units in Banff (Town of Banff, 2007) were owner occupied. (Town of Canmore, 2009a)
2. The proportion of units rented by permanent residents has remained fairly stable, hovering at around 25%.
3. The proportion of units occupied by non-permanent residents has almost doubled from 15.4% in 1995 to 29.1% in 2009. From 2008 to 2009 there was relatively little change (70 units) in the number of units occupied by the non-permanent population (Town of Canmore, 2009a).



Source: (Town of Canmore, 2009a)

Interpretation:

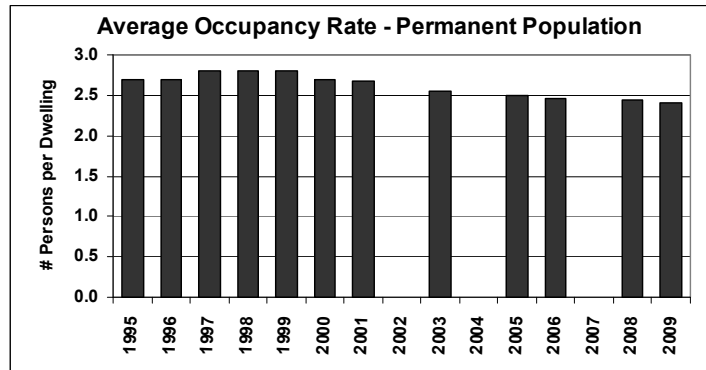
1. The rapid growth in the non-permanent population slowed substantially from 2008 to 2009 due as the global economic difficulties cooled demand for real estate and recreational properties.
2. The high proportion of non-permanent residents is now a de facto part of the make-up of the community. However, their uneven distribution and concentration in certain neighbourhoods can create gaps in the physical occupation of space, which can have an effect on the social fabric of these neighbourhoods and the community as a whole. It will be an ongoing challenge to ensure that both the permanent and non-permanent residents are made to feel as important parts of the community. This is critical to maintain the social fabric and sense of community in years to come.

12. 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.

Observations:

1. Overall, occupancy rates in dwellings occupied by permanent residents have decreased from 2.8 persons per unit in 1997 to 2.4 in 2009. This decrease has occurred across all types of single and multi-family units.
2. The average occupancy rate for the non-permanent population has been generally increasing over time from 2.2 in 1999 to 2.8 in 2009 (Town of Canmore, 2009a).



Source: (Town of Canmore, 2009a)

Interpretation:

1. The decrease in average occupancy rate of the permanent population 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 permanent population continues to decrease.
2. 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.

Recommendation:

1. Average occupancy rates do not indicate what proportion of the population actually lives in an overcrowded situation. Using the raw census data to examine the distribution of occupancy rates would give a better indication of what proportion of the population lives in overcrowded housing.

13. Rental Housing Costs and Availability

The costs of rental housing and the vacancy rates provide key indicators for community affordability and access and allow comparisons with other communities over time.

Observations:

Canmore Community Housing Corporation

- In 2009 the Canmore Community Housing Corporation (CCHC) began recording advertised rental rates in Canmore, to gain a more precise understanding of market rates in the community. The CCHC methodology involves checking for duplicate listings to avoid double counting any units. In future years, when it develops into a longer time series, this data series can be used to replace the rental information collected in the Bow Valley Market Review.

CCHC Rental Survey: Unit Type	Average Annual Advertised Monthly Rent				
	2009 Rent	# Units	2010 Rent	# Units	Rent % Change
Shared	\$584	38	\$560	29	-4.1%
Bachelor	\$684	4	\$710	6	3.8%
1 Bedroom	\$958	33	\$978	32	2.1%
2 Bedroom	\$1,337	88	\$1,273	70	-4.8%
3 Bedroom	\$1,641	39	\$1,632	36	-0.5%
4+Bedroom	\$2,429	8	\$2,620	8	7.9%
Total (not including shared)	\$1,369	172	\$1,345	152	-1.8%

Source: (CCHC, 2011)

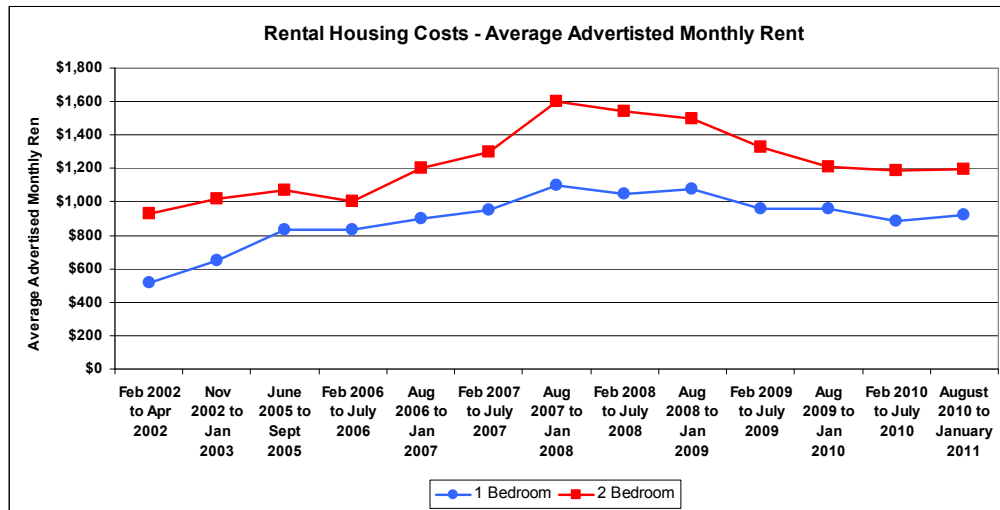
- From 2009 to 2010, there were some fluctuations in average pricing among the different unit types. Overall there was a -1.8% decrease in the average advertised monthly rent (all unit types) and an 11.6% decrease in the number of units advertised on the market (CCHC, 2011)
- While the methodology of data collection is different than that used by CCHC, CMHC estimates that the average monthly rental price in October 2010 was \$894 for a one bedroom, and \$1,069 for a two bedroom apartment in Calgary.¹¹

Bow Valley Labour Market Review

- The Job Resource Centre tracks rental market rates as advertised in local newspapers. Advertised rental rates peaked in the 2nd half of 2008 with the cost of a one-bedroom apartment listing for more than double than what it did in the 1st half of 2002. From 2008 to 2010 rates generally trended downwards, with the cost of a two bed-room apartment dropping by over \$400 a month, and the cost of a one-bedroom dropping by almost \$200 a month.
- The Fall 2010 survey reported an average monthly rent of \$924 for a one-bedroom, \$1,193 for a two-bedroom, \$676 for a bachelor/studio, and \$546 for shared

¹¹ CMHC Rental Market Statistics only include apartments in buildings containing 3 or more units. This survey is undertaken twice a year. CCHC includes all advertised properties and continually updates their survey throughout the year. Therefore the average rental costs from these two surveys are not directly comparable.

accommodation (for the period from August 2010 to January 2011) (Job Resource Centre, 2010; Job Resource Centre, 2011).



Source: (Job Resource Centre, 2010; Job Resource Centre, 2011)

Interpretation:

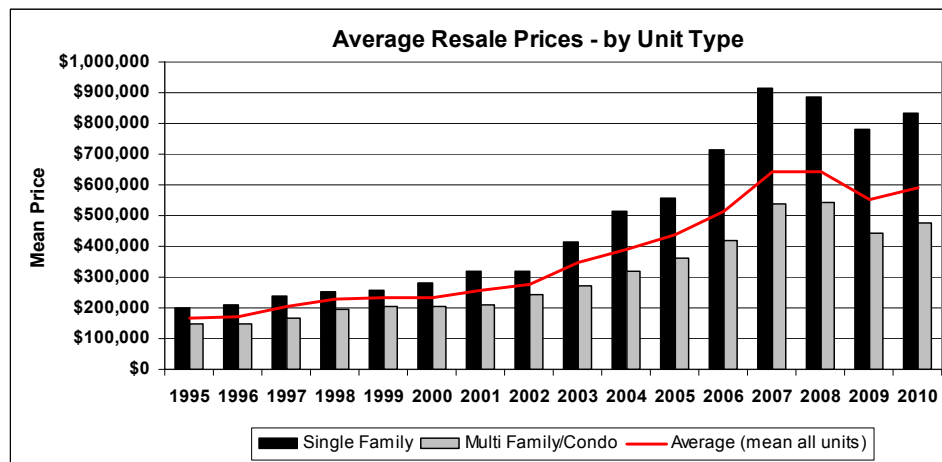
1. After peaking in the 2nd half of 2008, average advertised rental rates mirrored the drop in housing resale prices by decreasing through 2009, then moderated somewhat in 2010. While there has been a degree of correction in real estate values, purchase prices for properties in Canmore are still relatively high for the average buyer. Within this context, rental rates remain relatively low when compared to the price of purchasing a house. While affordability is still a challenge for many renters, they have been somewhat shielded from the full cost of the housing market in Canmore. The gap between rental rates and mortgage prices could have an impact the market's willingness to purchase rental investment properties in Canmore.

14. 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 are not included in the following data as builders are selling these properties directly, and not through the agencies participating in the database (private sales by the owner are also not included).

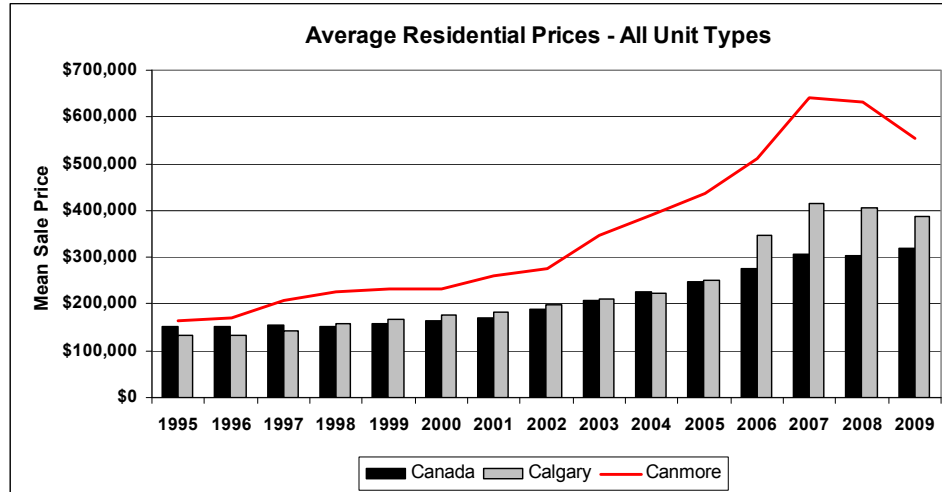
Observations:

1. Canmore's real estate market saw a period of strong and sustained growth from and rising prices from 1995 through to 2007. During this time, average resale housing prices (all unit types) in Canmore increased by 287.8%. In 2008 prices plateaued and sales volumes began to drop. By 2009 average prices had decreased -13.8%, beginning to rise again with a 7.0% increase to \$591,639 in 2010 (RE/MAX Alpine Realty, 2010).



Source: (RE/MAX Alpine Realty, 2010)

2. From 1995 to 2007 the average resale price of a single family home in Canmore rose from \$200,000 to \$915,149. Following a dip in 2009, average prices rebounded to \$834,631 in 2010.
3. The average price of multi-family/condo units rose from \$146,000 to \$641,823 between 1995 and 2008. After a decrease in 2009, prices rose to \$591,639 in 2010.
4. Nationally, real estate markets had also shown more than a decade of sustained price increases through to 2007. In 2008/9 the global economic crisis resulted in price corrections in many markets (RE/MAX Alpine Realty, 2010 and CMHC, 2010).



Source: (RE/MAX Alpine Realty, 2010 and CMHC, 2010)

Interpretation:

1. An extended period of economic growth in Alberta, and demand for mountain recreational properties fuelled rising real estate values in Canmore. Starting in 2008, the global economic downturn suddenly cooled real estate markets. This resulted in a dramatic slowdown of sales volume in Canmore and some moderation in prices. At this point in time, the extent or duration of the market correction is hard to predict as there have been limited numbers of prospective buyers or sellers. The low volume of sales from 2008-2010 means that the average values can easily be skewed by the sale of several expensive properties and therefore these market statistics should be treated with some caution.
2. The purchase of recreational properties or second homes by the non-permanent population has been a major driver of population increases in Canmore over the past decade. The growth of the non-permanent population slowed considerably from 2008 through 2009, corresponding with the lower prices and sales volumes in the real estate market during this time.

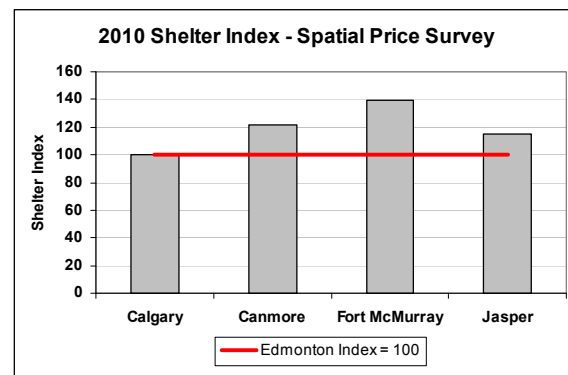
15. Housing Affordability

The availability and affordability of housing is one of the primary quality of life issues in a community. With more than a decade of rapid price increases, affordability in Canmore has become an important issue in the community. Affordability can be measured as a ratio of housing costs to income. 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.

Observations:

Spatial Price Survey

1. The Alberta Spatial Price Survey for Selected Alberta Communities ranks shelter costs in selected communities relative to an index value of 100.0 in Edmonton¹². Surveys were conducted in 2001, 2003, 2005, 2007, and 2010.
2. Relative to Edmonton, the survey has reported higher than average shelter costs¹³ in Canmore for all survey years. In 2003 and 2005 Canmore had the highest shelter cost index in Alberta for the selected communities (Fort McMurray had the highest shelter costs for the other survey years) (Alberta Finance Statistics, 2010).
3. The methodology used to calculate the Spatial Price Survey is complex, and a detailed description of it is beyond the scope of this report. Anyone interested in learning more about the survey is advised to visit the Government of Alberta website. Past editions of the survey are also available for download. <http://www.finance.alberta.ca/publications/statistics/index.html>.



Source: (Alberta Finance Statistics, 2010)

Affordability of Home Ownership

4. The maximum affordable mortgage is defined by CMCH as 32% of gross income¹⁴. There are a variety of affordability scenarios that could be constructed due the variability of these factors and mortgage rates terms. The mortgage affordability

¹² This survey does not track changes in cost over time, but rather at a specific point in time relative to the index values from Edmonton. Therefore year over year comparisons should not be made using this information.

¹³ The following shelter costs were included in the analysis: mortgage interest, property taxes, rental costs, replacement costs, and tenant insurance.

¹⁴ The 32% Gross Debt Service (GDS) ratio includes such things as utilities, taxes, and 50% of condo fees.

table (see below) was adapted from a table developed by the Canmore Community Housing Corporation (CCHC) for determining mortgage limits based on income. The analysis is based on 2008 income and housing data (the most recent year for which income data is available).

- The median resale housing price in 2008 was \$529,000, which was out of reach for any of the median income categories. For example, a couple family with a median income of \$93,490 and enough money (\$104,651) for a 25% down payment would qualify for a mortgage on a \$418,608 home, well below the median price of \$529,000. 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.

Canmore Income / Mortgage Limits	2008 Median Annual Income	*Total Affordable Mortgage Amount	Assuming 25 year amort; 3 year rate of 6.5%			Median House Price 2008
			House Prices with:			
			5% DP	10% DP	25% DP	
Couple families	\$93,490	\$334,886	\$351,630	\$368,375	\$418,608	\$529,000
All Families	\$88,040	\$313,188	\$328,847	\$344,507	\$391,485	\$529,000
Lone-parent families	\$42,930	\$133,592	\$140,272	\$146,951	\$166,990	\$529,000
Non-family persons	\$34,310	\$99,273	\$104,237	\$109,201	\$124,092	\$529,000

*Adapted from 2008 CCHC mortgage limit calculations using a 32% GDS and presuming no additional personal debt.

- The ratio of median resale housing prices to median family income is another method of tracking affordability trends. A larger ratio (e.g. 1:2) indicates greater affordability, while a smaller ratio (e.g. 1:10) indicates lower affordability relative to income. Tracking this indicator over time will help determine if the affordability gap between incomes and housing prices is growing or shrinking.

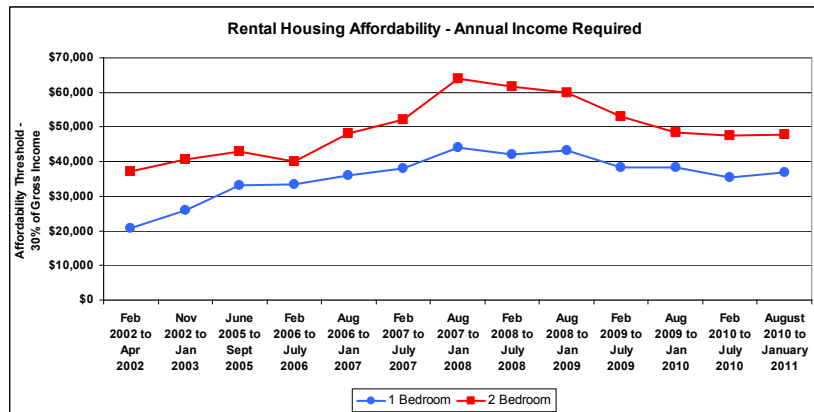
Affordability: Housing Price to Income Ratio	Median Housing Price	Median Family Income (all families)	Price : Income Ratio
2003	\$310,000	\$67,100	4.62
2004	\$342,000	\$72,300	4.73
2005	\$391,513	\$75,100	5.21
2006	\$449,000	\$80,800	5.56
2007	\$530,000	\$84,720	6.26
2008	\$529,000	\$88,040	6.01

Source: (Adapted from RE/MAX Alpine Realty, 2011 and Statistics Canada, 2010c)

- From 2003 to 2007 median housing prices grew at a faster rate than median incomes indicating a decreasing trend in affordability (from 4.62 in 2003 to 6.26 in 2007). For 2008, the ratio decreased very slightly, due to an increase in the median family income and stabilizing median house prices. In 2008 the median house price was \$529,000 and the median family income was \$88,040, giving a ratio of 6.01:1. This means that the median house price was 6.01 times the median family income. (RE/MAX Alpine Realty, 2010 and Statistics Canada, 2010c).

Affordability of Rental Accommodations

8. To meet the affordability threshold for the average rental accommodation in Canmore a renter (or renters) would require an hourly wage of \$20.15 for a one-bedroom apartment, or \$29.66 for a two-bedroom apartment.



Source: (The Job Resource Centre, 2011)

The threshold for shared accommodation would be an hourly wage of \$11.87 (affordability is defined by CMHC as 30% of gross income and based on the average rental prices for February to July 2008).

9. From 2002 to 2008 the average cost of a one bedroom rental has increased by 104.1%, with the income affordability threshold for renting increasing from \$20,600 to \$42,040. The cost of a two bedroom has risen by 65.5%, with the income threshold increasing from \$37,200 to \$61,560 (based on advertised rental rates from: The Job Resource Centre, 2011).

Community Initiatives:

1. CCHC is an arms-length non-profit corporation, wholly owned by the Town of Canmore, that was established in 2000 to provide housing solutions for a healthy and balanced community. CCHC has a mission to bridge Canmore's housing affordability gap with long-term options. It does this through research, advice, advocacy and the administration of affordable housing programs, notably the Perpetually Affordable Housing (PAH) Program¹⁵. PAH is a community investment in Canmore's housing infrastructure. This investment allows CCHC to provide homes at below-market prices to eligible households. To ensure that the community's investment and the "perpetual affordability" are retained for the benefit of future residents, resale and rental price formulas are used. This means that for owners, a resale price formula indexed to inflation is used to calculate how much your home can increase in value each year, and that renters will be assured that rents will remain an average of ten percent below market rates.
2. As of October 2010, there are a total of 145 PAH units in Canmore at six separate developments. CCHC administers 41 ownership units at Coyote Ridge (12), Mineside Court (17), Spring Creek (11) and Riverdale Centre (1), and 60 rental units at The Hector at Palliser Village. Mountain Haven Cooperative Homes Ltd. administers its own PAH project that consist of 44 equity and non-equity units.

¹⁵ Town of Canmore PAH Policy stipulates that "PAH households should spend no more than 35% of their gross household income on their housing costs".(Town of Canmore, 2009b)

3. Bow Valley Regional Housing (BVRH) manages social and seniors housing in the Bow Valley. In Canmore BVRH maintains 57 units of senior's accommodations in the Bow River Lodge and 28 senior's apartments at Bow River Homes. BVRH also provides a total of 54 units of social housing (subsidized for low income households).
4. The Town of Canmore's 2008 Comprehensive Housing Action Plan (CHAP) provides a roadmap to produce sufficient quantities of Perpetually Affordable Housing (PAH) and employee housing over the next 10 years. The targets include approximately 1,000 PAH units and 2,000 to 2,500 employee housing beds. The plan was developed by the Town of Canmore and stakeholders from the non-profit sector and development industry. To achieve these goals the plan includes 34 action items (with target timelines) to achieve these goals. These action items and policies include such things as: employee rental linkage programs, development incentives, public/private partnerships, zoning changes, mixed use regulations, accessory suites, senior's housing, conversion of visitor units, and a variety of other mechanisms (Town of Canmore, 2008b).

Interpretation:

1. Although the upward trend in real estate values has moderated since the peak in 2008, purchasing market-priced housing is beyond the average level of wages for many workers in town. This gap between wages and housing prices creates challenges for both people who would like to remain in the community and for employers who would like to recruit and retain long-term staff. The recent construction of PAH and other affordable housing units is an important step towards providing suitable housing options for many residents.
2. As identified by the Canmore Community Housing Plan certain groups are most likely to be in core housing need, including: 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.

Recommendations:

1. Information on the total debt loads and debt per capita of Canmore residents would 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.
3. An annual needs assessment of local employers and their staff housing needs would help better understand trends in the market and the level of demand for employee housing.

Environmental Stewardship

Guiding Principles

#4 - Environmental stewardship. We recognize that Canmore is both geographically bounded and ecologically significant. Further, we acknowledge that Canmore is part of a wider ecosystem and that we as human residents share the valley with many other species of plants and animals. Accordingly, we acknowledge that our geography and ecology impose limits that cannot be ignored. Environmental stewardship means that we ensure our mountain ecosystems remain healthy over time, and that we work towards our common future without squandering either our cultural or natural capital. It requires the demonstration of individual and community responsibility towards the natural environment.

-Mining the Future: A Vision for Canmore

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 to:

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 below¹⁶

¹⁶ 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

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)

-Mining the Future: A Vision for Canmore





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.

Summary










In 2010, Council approved the new Town of Canmore Environmental Sustainability Action Plan (ESAP). The ESAP was developed to update, integrate and expand the Town's strategies and initiatives related to environmental stewardship and to ensure effective implementation of the Mining the Future Vision as it relates to environmental stewardship. (Town of Canmore, 2010d). A summary of previous environmental programs is contained in the ESAP and provides excellent background information on these topics. The ESAP also provides a detailed performance measurement and reporting system with goals and targets, and suggested actions. Where possible, key community-wide indicators, goals and targets from the ESAP have been integrated into this edition of the 2010 Community Monitoring Report.

The following indicators have been brought forward to highlight some key changes that have happened in Canmore since 2006. It is important to remember that a single year of change in the data does not necessarily indicate an emerging trend, and that past changes are not necessarily an indication of future trends and conditions. Rather than only looking at the most recent year of change in the data, the period 2006 to 2010 was chosen to put the information in context and to ensure that there are at least several data points in each series (not all data is available for 2010, nor is all of it collected on an annual basis).






The following change descriptors were chosen to summarize the trend of the indicator for the available data points during the period for 2006-2010. The threshold for change is +/- 5% change during that period (to reduce the effect of minor fluctuations or 'noise' in the data).

Trend Descriptor		Trend Condition
Increased		Values have generally trended upwards resulting in a measureable change of at least +5% over the base year
Decreased		Values have generally trended downwards resulting in a measureable change of at least -5% over the base year
Stable		Values have remained relatively stable (within +/- 5% of the base year) without major fluctuations
Variable		Values have fluctuated higher and lower (greater than +/- 5% of the base year) without a clear trend higher or lower






Environmental Stewardship - 2006-2010 Summary

Section		Indicator	Trend since 2006	Comments
Water Management	1. Water Consumption	Total Water Production (per capita - total population)		Total per capita water production decreased by 19.0% from 2006 to 2010, surpassing the ESAP 2020 target of reducing consumption by 40% per capita from 2000 levels.
		Residential Water Consumption (per capita - total population)		Per capita residential water consumption decreased by 13.4% from 2006 to 2010, surpassing the ESAP goal of 30% per capita reduction (from 2000 levels) by 2015, and nearly achieving the 2020 goal of a 40% reduction.
		ICI Water Consumption		Some variability from 2006 to 2010 with no clear trend.
		Water System Losses		Annual losses were at 17% from 2006 to 2009, increasing slightly to 19% in 2010.
	2. Drinking Water Quality	Treated Water Quality		Drinking water continues to meet or exceed Alberta Environment guidelines. No indication of decreasing drinking water quality.
	3. Wastewater	Wastewater Generation Rate (Effluent flow per capita - Total Population)		Per capita effluent flow has shown some variability since 2006, but overall was 10.4% higher in 2010.
		Total Ammonia Nitrogen (N) Loading		Total ammonia nitrogen loading was decreased from 2006 through 2008, but by 2009 it was 8.5% higher than in 2006.
		Total Phosphorus (P) Loading		Total phosphorus loading decreased by 32.2% from 2006 to 2010.
		Wastewater Effluent Characteristics		Annual average effluent characteristics remain well within approval limits with no clear indications of any trends.






Environmental Stewardship - 2006-2010 Summary (Continued)

Section		Indicator	Trend since 2006	Comments
Waste Management	5. Resource Conservation and Waste Management	Total Solid Waste Land Filled (per capita - total population)		Decreased by 42.0% from 2006 to 2010. The 2015 ESAP goal was achieved in 2009, further decreases in 2010 lowered total per capita waste landfilled to 0.49 T, close to the 2020 goal of 0.45 T per person.
		Residential and Industrial, Commercial, and Institutional (ICI) Wastes Sent to Calgary Area Landfills (per capita - total population)		Increased by 16.3% from 2006 to 2008, dropping to slightly less than 2006 levels by 2010. As of 2010, the per capita waste landfilled was 0.36 T, very close to reaching the 2015 ESAP goal of 0.35 T per person.
		Construction & Demolition (C&D) Wastes Land Filled at Francis Cooke Landfill (per capita - total population)		Decreased by 72.4% from 2006 and 2010 with the biggest drop occurring from 2008 to 2009 due to a reduction in building activity. The 2015 ESAP goal 0.25 T per person was achieved in 2009.
Energy Climate Protection	6. Energy Use and Greenhouse Gas Emissions	Community GHG Emissions from Natural Gas Consumption and Electricity Production		Community emissions from natural gas consumption and electricity production increased by 7.1% from 2007 to 2010.
	7. Transportation	Average Annual Daily Traffic Volume (Hwy 1)		Only slight annual variations since 2006.

Environmental Stewardship - 2006-2010 Summary (Continued)

Section		Indicator	Trend since 2006	Comments
Wildlife	8. Wildlife Movement Corridors and Habitat Patches	Bighorn Sheep Populations		Surveys indicate stable population numbers.
		Elk Populations		Some variability in populations but no indication of an increasing or decreasing trend in population numbers.
	9. Human / Wildlife Conflict	Bears - Human Conflict Occurrences		# of human conflict occurrences more than doubled from 46 in 2006 to 107 in 2009. No human injury or fatalities, or contact occurrences.
		Cougars - Human Conflict Occurrences		# of human conflict occurrences up from 5 in 2006 to 16 in 2008, dropping to 10 in 2009. No human injury or fatalities, or contact occurrences.
		Coyotes - Human Conflict Occurrences		# of reported human conflict occurrences increased from 11 in 2006 to 70 in 2007, dropping to 28 in 2009. There were 6 occurrences in 2007&8 in which coyotes made physical contact with a person.

Environmental Stewardship - 2006-2010 Summary (Continued)

Section		Indicator	Trend since 2006	Comments
Wildlife	10. Bear Attractants	Human Conflict Occurrences - Natural Food Sources		# of occurrences up from 16 in 2006 to 34 in 2009.
		Human Conflict Occurrences - Non-Natural Attractants		# of occurrences up from 7 in 2006 to 24 in 2009, primarily related to planted vegetation (golf course grasses) and ornamental fruit trees. No garbage related incidents in 2008/9.
Landscape	11. Wildland Urban Interface - Wildfire Protection	Fuel Modification		4.6 ha of fuel modification near Canyon Ridge/Canyon West in 2008. Most fuel modification activity has been near the Banff Park boundary.
	12. Forest Health	Forest Age Structure		No large scale changes to the forests or vegetation surrounding the town.
		Mountain Pine Beetle Survey Results		Preliminary survey and control results from March 2011 indicate that there has been dramatic decrease in mountain pine beetle populations.

1. Water Consumption

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 Lakes Reservoir via the Rundle Forebay, and from a groundwater aquifer beneath the town. Each supplies approximately half of the total water for 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.

Threshold/Goal:

The following water conservation targets are from the 2010 ESAP and include a combination of per capita and absolute reduction goals. The per capita goals are based on total population, including both the permanent and non-permanent residents in the community.

Water Consumption Goals	Reduction in Water Consumption from 2000 Levels*		
	2015	2020	2035
Total Water Production	30% per capita	40% per capita	50% per capita
Residential Water Consumption	30% per capita	40% per capita	50% per capita
ICI Water Consumption	10% total consumption	20% total consumption	30% total consumption
Water System Losses	Reduce losses to 10% or less	Maintain at 10% or less	Maintain at 10% or less

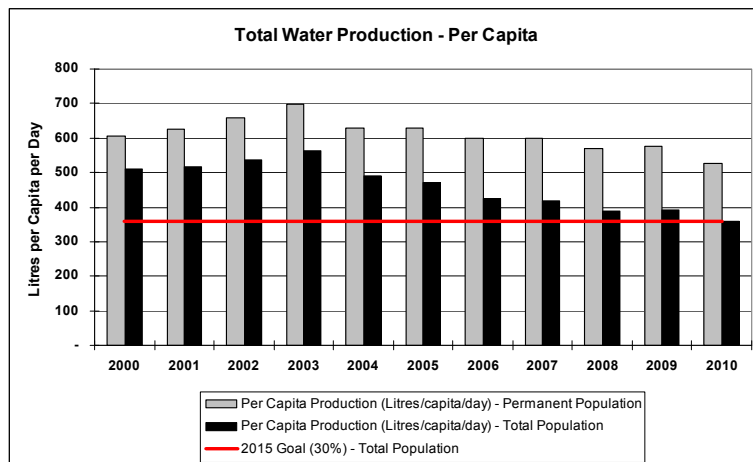
*Per capita targets based on Total Population (permanent + non-permanent)

Source: (Town of Canmore, 2010d)

Observations:

Total Water Production

1. Total water production (actual value) has declined by 19.4% since the peak in 2003, and is now roughly equal to production in the year 2000. This is equivalent to a 36.2% decrease in per capita water production (total population, Litres per Capita per Day or LPCD) from 2003 to 2010.

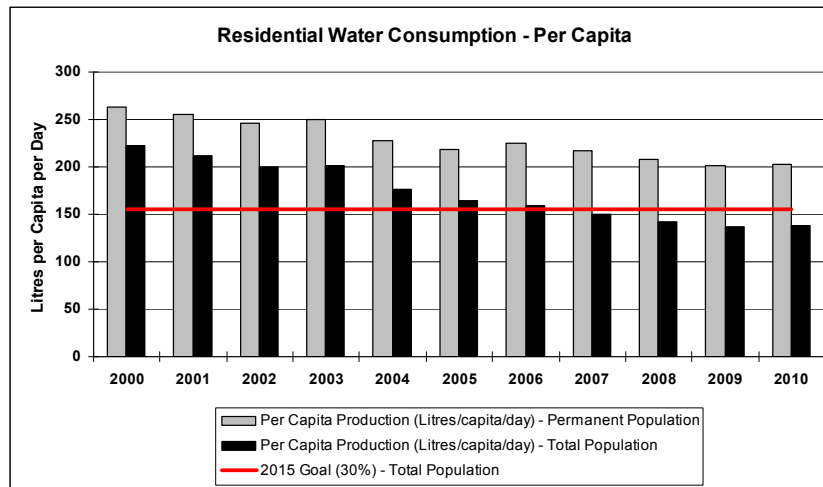


Source: (Town of Canmore, 2011c)

- The ESAP goal of reducing per capita water production to 30% of 2000 levels (358 LPCD) by 2015 was very close to being achieved in 2010 (within 1 litre per person per day) (Town of Canmore, 2011c).

Residential Water Consumption

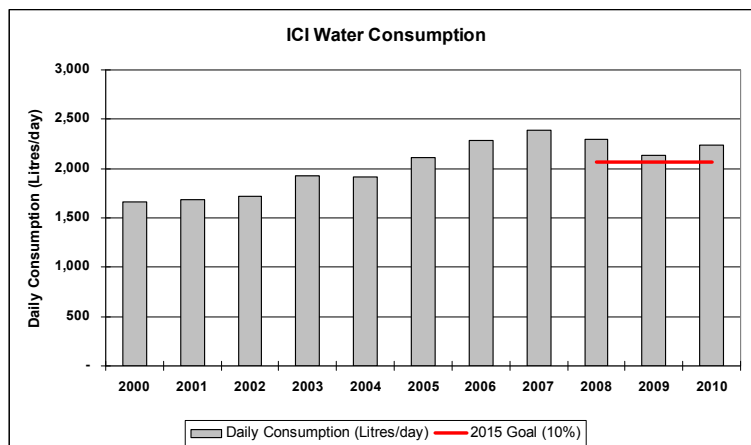
- Residential water consumption has shown a steady decline, with a 16.3% decrease in actual consumption from 2000 to 2010. The 2015 goal of reducing per capita consumption to 30% of 2000 levels (155 LPCD) was met in 2007. In 2010, per capita consumption (total population) was down 41.9% to 129 LPCD, meeting the 2020 goal of reducing per capita consumption by 40% to 133 LPCD (Town of Canmore, 2011c).



Source: (Town of Canmore, 2011c)

ICI Water Consumption

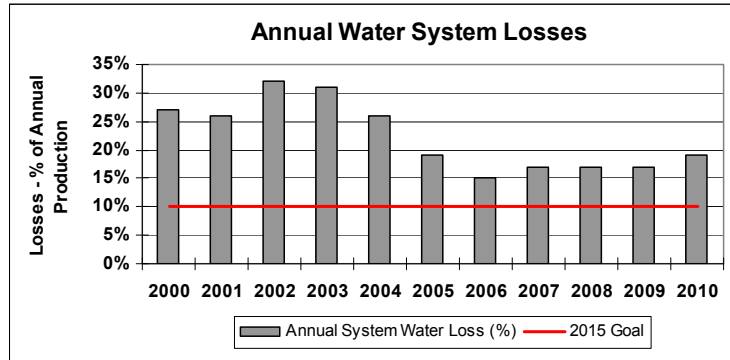
- Industrial, Commercial, and Institutional (ICI) water consumption dropped by 6.8% from the base year of 2008 to 2009, nearly achieving the goal of reducing consumption by 10% by 2015. However, consumption increased in 2010, reducing the overall drop from 2008 to 2010 by 2.3% (Town of Canmore, 2011c).



Source: (Town of Canmore, 2011c)

Water System Losses

5. A certain percentage of the water in any municipal system is unaccounted for or lost through leaks, illegal connections, malfunctioning controls, and meter inaccuracies. Canmore's geology poses a major challenge in locating water leaks as the water quickly disappears into the granular soils, rather than surfacing where it can be easily discovered
6. Total estimated water losses peaked at a high of 32% in 2002, but were reduced to 15% in 2007 by the leak detection and repair program. Since then the leak detection program has been suspended, and water losses have risen slightly (to 19% in 2010). The goal is to reduce and maintain system losses to <10% by the year 2015. (Town of Canmore, 2011c)



Source: (Town of Canmore, 2011c)

Community Initiatives

1. In 2009/10 the Biosphere Institute of the Bow Valley and the Town of Canmore partnered on the community-wide Sustainable Action Canmore program. Follow up survey results confirmed that 682 of the ultra low flow showerheads (1.5 gpm) distributed during the project were actually installed and being used by residents.

Interpretation:

1. To reach the goal of 10% or less annual water system losses will require the replacement of older water meters and further work in the area of leak detection and water line repair/replacement. Water losses are expected to increase due to the suspension of the leak detection program and the aging infrastructure of water lines.
2. Meeting the future goals for residential water consumption will most likely occur through incremental changes, such as increased individual efforts for conservation including low flow fixtures and toilets, and making conscious efforts to reduce individual water usage.

2. Drinking Water Quality

The Town of Canmore is supplied from two high quality water sources: a groundwater aquifer, and surface water from Spray Lakes via the Rundle Forebay. Both the aquifer and Rundle Forebay provide high quality input sources of water into the water treatment system. The treated water quality requirements are set by Alberta Environment and are different for both the groundwater and surface water sources (outlined in the table below). These requirements must be met or exceeded under the terms of the license, and violations or exceedances are very infrequent occurrences.

Threshold/Goal:

To meet or exceed Alberta Environment Standards.

Observations:

1. The new water license approvals (June 1, 2009) from Alberta Environment included updated (more stringent) water quality requirements. These requirements include updates to the water treatment plants to meet the new standards, additional testing of raw water for *E. coli*, additional sampling of the waterworks system (from 88 to 429 tests per year), and a risk assessment of ‘source to tap’ to ensure the long term integrity of the water supply (Alberta Environment, 2009).
2. A quantity of fluoride is naturally occurring in the local ground and surface waters, and additional fluoride is not added to the water system in Canmore. In 2010, fluoride levels averaged 0.13 mg/L (Pumphouse 1) and 0.12 mg/L (Pumphouse 2) (Town of Canmore, 2011c). Adding fluoride to the municipal water supply is not mandatory. Health Canada has set the maximum safe allowable concentration of fluoride in drinking water supplies at 1.5 mg/L, however municipal operating approvals generally require levels to be between 0.7 and 0.9 mg/L.
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 connectivity or influence between surface contaminants and the aquifer. Testing from 2005 to 2009 has shown no evidence of this (known as: ‘ground water under the direct influence’ or GWUDI) (EPCOR, 2009). (See table on next page.)

Interpretation:

1. The Town of Canmore and EPCOR operate a modern water treatment and distribution system that produces high quality drinking water that meets or exceeds provincial operating regulations.

Average Treated Water Quality (2010)			
Water Quality Parameters	Pumphouse #1 (Groundwater Aquifer)	Pumphouse #2 (Rundle Forebay)	
Chlorine Residual	0.72 mg/L	0.74 mg/L	
Turbidity	0.03 NTU	0.04 NTU	
Total Hardness	178 mgCaCO3/L	152 mgCaCO3/L	
Fluoride	0.13 mg/L	0.12 mg/L	
Aluminum	<0.022 mg/L	0.317 mg/L	
pH	n/a	7.9	
Alberta Environment Approval Requirements	Greater than 0.5 mg/L Chlorine residual entering distribution system	99.9% (3log) reduction for Giardia	
	Greater than 0.1 mg/L Chlorine residual in distribution system	99.99% (4log) reduction for Viruses	
	Test for Bacteria in distribution system at 9 locations per month	Less than 5 NTU Turbidity in distribution system	
		Greater than 0.2 mg/L Chlorine residual entering distribution system	
		Greater than 0.05 mg/L Chlorine residual in distribution system	
		pH of treated water 6.5 - 8.5	
	Test for Bacteria in distribution system at 12 locations per month		

Source: (Town of Canmore, 2011d)

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 the aquatic ecosystem.

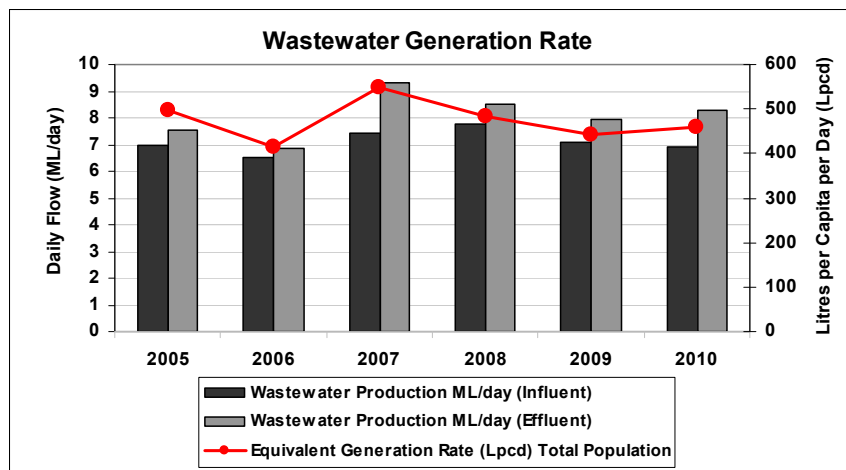
No specific targets for the WWTP were included in the 2010 ESAP, although it was recommended that specific targets be developed in conjunction with the recently required Environmental Performance Plan (EPP). The EPP must be submitted annually to Alberta Environment (Town of Canmore, 2010d; Town of Canmore, 2011e). As the Town of Canmore and Alberta Environment develop new targets or goals, they will be integrated into future editions of this report.

Threshold/Goal:

To meet or exceed all regulatory requirements under the approval to operate the WWTP so as to minimize the impacts to the aquatic environment.

Observations:

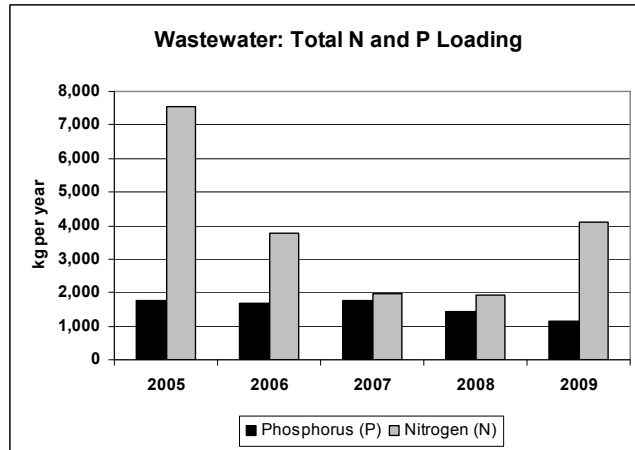
1. In Canmore, wastewater effluent flows are generally higher than influent flows. This is due to Infiltration & Intrusion (I&I) of water into the sewers, causing the WWTP to treat a higher volume than would otherwise be delivered from the sewer system. Water typically enters the system via cracks and breaks in older segments of the sewer system. From 2005 to 2010 effluent flows from the WWTP have exceeded influent flows by an average of 13.2% per year. As with the leak detection program, Infiltration & Intrusion repairs (I&I) have been suspended for the time being (Town of Canmore, 2011d).



Source: (Town of Canmore, 2011d)

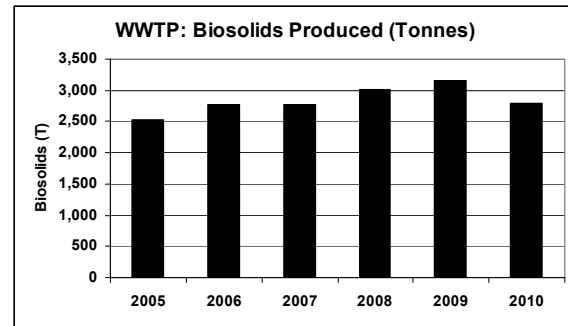
2. The 2010 ESAP suggests tracking the total quantity (not just the concentration) of ammonia nitrogen (N) and phosphorus (P) loading from the WWTP effluent to the

Bow River. Loading is a function of the concentration of N & P multiplied by the volume of effluent. Tracking this indicator over time will help give a better understanding to the overall impact of Canmore on the aquatic health of the Bow River system. (Town of Canmore, 2010d; Town of Canmore, 2010e)



Source: (Town of Canmore, 2011d)

- Biosolids (organic materials resulting from the treatment of sewage sludge) are dewatered to ~20% solids. The biosolids from the WWTP are shipped to an approved composting facility as there is no local mechanism for composting or disposing of them. This is not unusual, as many other communities transport their biosolids to external facilities. In 2010, the WWTP produced 2,793 Tonnes of biosolids. Discussions are ongoing to establish a regional composting facility to compost Canmore's biosolids and organic food waste.



Source: (Town of Canmore, 2011d)

- From 2003-2010 the average annual effluent characteristics have generally been well below the approval limits set by Alberta Environment. The one exception to this was higher than average fecal coliform levels in 2004 (Town of Canmore, 2011d).

Average Annual Wastewater Effluent Characteristics									
Wastewater Characteristics	2003	2004	2005	2006	2007	2008	2009	2010	Effluent Approval Limit
Total Suspended Solids (TSS) (mg/L)	8.2	13.6	7.5	6.3	4.0	4.2	5.0	5.5	< 20
Biological Oxygen Demand (BOD ₅) (mg/L)	13.3	9.8	10.3	7.5	5.0	4.8	7.0	7.0	< 20
Total Phosphorus (mg/L)	0.5	0.6	0.7	0.7	0.6	0.5	0.4	0.4	< 1.0
Total Ammonia Nitrogen (mg/L)	5	5.5	3.3	1.5	0.6	0.6	1.4	2.8	<10 (Oct-June) < 5.0 (July-Sept)
Fecal Coliforms (MPN/100ml)	43	228	99	48	28	23	72.5	58.1	< 200
Biosolids Produced (Tonnes)	-	-	2,527	2,772	2,779	3,015	3,162	2,793	n/a

Source: (Town of Canmore, 2011d)

Community Initiatives:

5. The Phase III expansion and upgrade of the WWTP was completed in 2010.
6. A major upgrade of Three Sisters Drive / MacDonald Place is almost complete. The water and sewer mains have been replaced and a new storm water management system was integrated into the streetscape. Additionally, a program to replace catch basins in the storm sewers is underway and is ongoing.
7. The Town of Canmore and EPCOR partnered to produce a Think Before You Flush it Campaign. The program educates the public about what items are appropriate to send down the toilet, sink or street grates, as some items can be damaging to the sewers, WWTP, or the aquatic ecosystem. The brochure can be downloaded from the Town of Canmore website at:
http://canmore.ca/index.php?option=com_docman&task=doc_download&gid=1818

Interpretations:

1. Canmore's WWTP is a modern facility that continues to operate well within the approval limits set by Alberta Environment. Continued tracking of the actual quantity of nutrients (e.g. N and P) released into the Bow River system, rather than just the concentration in the effluent, will help better quantify the impact of Canmore's wastewater on the aquatic ecosystem of the Bow River.
2. Leakage (I&I) through damaged or aged infrastructure (such as clay tiles in South Canmore) is a major contributor to the fluctuations in the quantity of wastewater that is treated and released into the Bow River. Treating this extra effluent flow requires additional energy use, and contributes to higher costs for running the WWTP facility.

4. 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 and storm water run-off into the system.

Threshold:

The 2010 Environmental Sustainability Plan discusses potential targets relating to aquatic ecosystem health, but indicates that they would likely be difficult and/or expensive to implement. Therefore the ESAP recommends ongoing participation and collaboration with the Bow River Basin Council (BRBC). The BRBC indicator conditions are as follows:

State of the Watershed – Condition of Indicators

NATURAL - The conditions for this indicator are considered to be in a natural state.

GOOD - Cumulative impacts are considered to be minimal, and the indicator is in a desired state.

FAIR - Conditions are shifting away from a desired state, but have not yet reached a cautionary threshold.

CAUTIONARY - Conditions have deteriorated such that the indicator is in an undesired state, and is no longer within desired threshold levels.

(Bow River Basin Council, 2010)

Observations:

1. The Bow River Basin Council (BRBC) has created a web-based overview of the State of the Watershed for the Upper Bow River sub-basin. Based on the most current information, the annual flows for 2008 were within normal natural levels (measured at Banff), while the algae conditions downstream of Canmore (upstream of Exshaw Creek) were 7.5 mg/m², which is considered to be in a natural state (the target levels are a maximum of 150 mg/m²) (Bow River Basin Council, 2010).

State of the Upper Bow River (Bow Lake to Seebe)	
Indicator	Condition
River Flow Quantity Index	Natural
Bow River Surface Water Quality Index	Good
Riparian Assessment and Conditions	Natural
Aquatic Plants and Algae	Natural

Source: (Bow River Basin Council, 2010)

2. A report from Yellowstone to Yukon Conservation Initiative (Y2Y) examined aquatic ecology issues in the upper Bow River watershed. The report identifies existing information, ecological issues, knowledge gaps, research needs, and recommended mitigation measures for the Bow River from its headwaters to the Kananaskis Dam

(Blank & Clevenger, 2009). The following factors were identified and ranked for the section from Bow Falls to Kananaskis Dam:

Factors Affecting the Ecological Integrity of the Bow River		
Reach 3 – Bow Falls to Kananaskis Dam	Rank	Factors
Non-native Species	1	Non-native salmonids (brown, brook, rainbow trout)
Water Quantity	1	Several major dams on the Bow River and its tributaries have changed the natural flow regime and habitat
Transportation Infrastructure and Dike	1	Transportation infrastructure interrupts hydrologic and geomorphic processes, and changes in water quality from highway and railway runoff
Water Quality	2	Discharge from water treatment plants in Banff and Canmore, increased abundance of algae (<i>Didymosphenia geminata</i> or 'rock snot')
Surface Water-Groundwater Interaction	2	Potential for interference of surface water/groundwater interactions by transportation infrastructure
Angling	3	Angling pressure is relatively light and does not have a large impact on Bull and Westslope Cutthroat Trout in this reach of the river

Source: (Blank and Clevenger, 2009)

3. There are two long term monitoring stations of potential relevance to Canmore: Environment Canada measures a variety of water quality parameters at the Banff Park Gate (Harvie Heights) while Alberta Environment maintains a monitoring station at Cochrane. The upstream site provides information on water quality flowing into Canmore, but there is a very long reach of river downstream to the site at Cochrane. Therefore it is hard to isolate the influence of Canmore on the downstream water quality.
4. There are 20 species of fish in the Bow Valley, 10 of these are non-native (BRBC, 2010). The Westslope Cutthroat Trout are classified as 'Threatened'¹⁷ (Alberta Sustainable Resource Development and Alberta Conservation Association, 2006). The Bull Trout is considered a 'Species of Special Concern'¹⁸ in Alberta (Alberta Sustainable Resource Development, 2008b). Although it is a species of special concern, there is currently insufficient information available to rank the conservation status of, and immediacy of threats to the Bull Trout in the Upper Bow River core area (Alberta Sustainable Resource Development and Alberta Conservation Association, 2009).

¹⁷ Threatened – A species likely to become endangered if limiting factors are not reversed.

¹⁸ Species of Special Concern - A species of special concern because of characteristics that make it particularly sensitive to human activities or natural events.

Community Initiatives:

1. A new storm water management system was installed during the upgrade of Three Sisters Drive/MacDonald Place in 2010.
2. The Bow Watershed Loop Trail was completed in 2009. The trail includes seven interpretive panels providing information about watershed and riparian protection. The project was a collaborative effort with local stakeholders.

Interpretation:

1. The aquatic system of the Bow River and native fish species are sensitive to disturbances. Improving and maintaining water quality and riparian health is important to restore ecological integrity to this system. 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.

5. Resource Conservation and Waste Management

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). In 2010, the new Environmental Sustainability Action Plan (ESAP) set new goals and strategies for moving towards zero waste by reducing, reusing, and recycling materials.

In ESAP, Total Solid Waste is comprised of the following waste streams:

- ICI – (Industrial, Commercial, Institutional) waste sent to Calgary area (Class II) landfills
- Residential waste sent to Calgary area landfills
- C&D (Construction and Demolition) waste sent to the Francis Cooke (Class III) Landfill and Regional Recovery Centre (east of Exshaw)

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 and Regional Recovery Center and works with member municipalities to achieve their waste reduction objectives.

Threshold/Goal:

The following waste reduction targets are from the 2010 ESAP, and were developed to ensure that the total volume of waste being land filled decreases over time, while accounting for population growth in the community. The per capita goals are based on total population, including both the permanent and non-permanent residents in the community.

ESAP Goals & Targets:	Waste Landfilled (tonnes/person/year*) to:		
	2015	2020	2035
Total Solid Waste Land Filled	0.60	0.45	0.30
Residential and ICI Wastes Sent to Calgary Area Landfills	0.35	0.30	0.20
C&D Wastes Land Filled at Francis Cooke Landfill	0.25	0.15	0.10
*based on total population (permanent + non-permanent)			

Source: (Town of Canmore, 2010d)

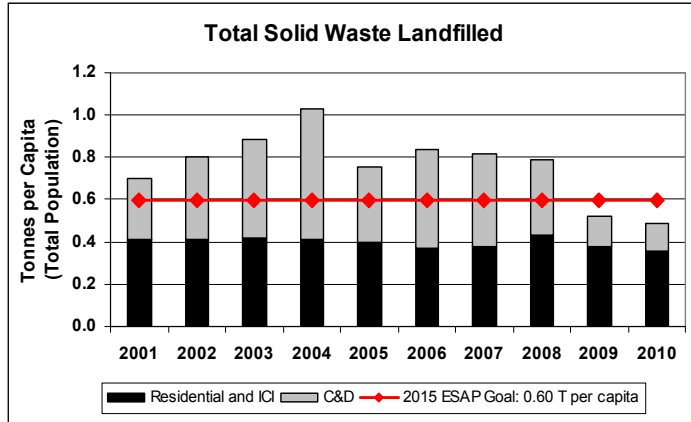
The Town of Canmore is a member of, and works in partnership with the BVWMC. In addition to any goals that a community may set for itself, the BVWMC promotes the following diversion goals:

- A landfill annual diversion goal of 70% by weight by 2010 for the overall waste resource stream is promoted to our member communities.
- A Class III annual landfill diversion goal of 80% by weight by 2010 for construction waste resources is mandated.” (BVWMC, 2008a)

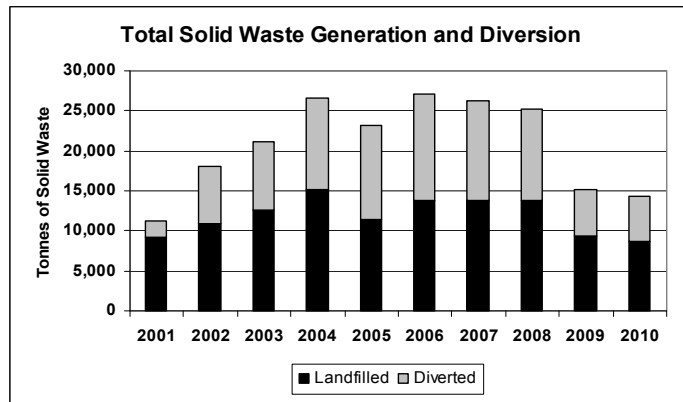
Observations:

Total Solid Waste Land Filled

1. The ESAP goal for the total solid waste sent to landfill is 0.60 T per person per year (on a per capita basis total population). This goal was achieved in 2009, decreasing even further in 2010 to 0.49 T per capita. While there was a decrease in residential and ICI waste sent to Calgary Area landfills, this was primarily achieved due to a decrease in the quantity of C&D waste landfilled at the Francis Cooke in 2008 and 2009 (Town of Canmore, 2011d).



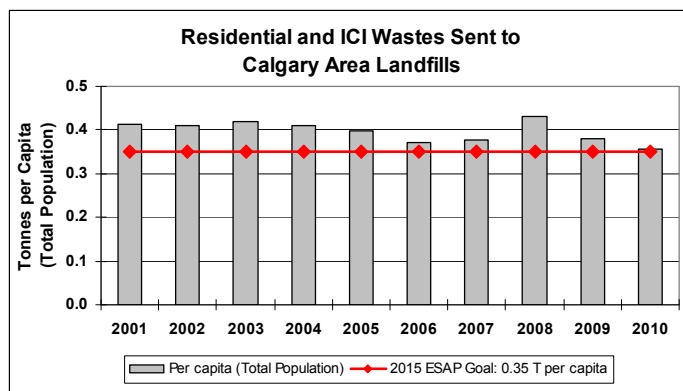
2. Expressed in terms of total quantity, the Tonnes of solid waste generated decreased from 25,277 T in 2008 to 14,333 T in 2010 reflecting the influence of suddenly decreased quantities of C&D waste (Town of Canmore, 2011d).



Source: (Town of Canmore, 2011d)

Residential and ICI Wastes Sent to Calgary Area Landfills

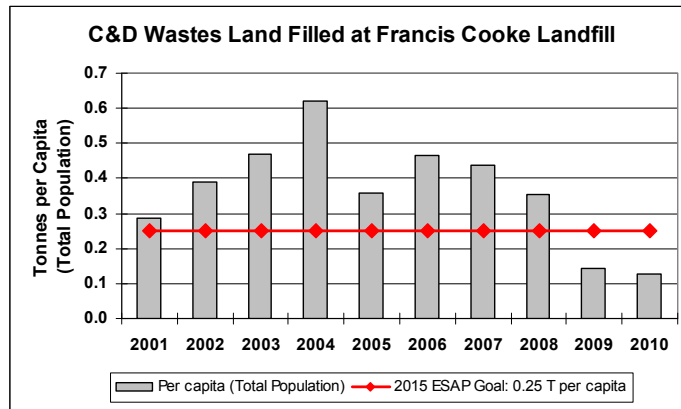
3. This waste stream is largely composed of residential waste and pedestrian waste collected from the bear bins, and commercial (e.g. restaurant) waste collected from businesses. The per capita (based on total population) quantity of residential and ICI wastes sent to landfill decreased to 0.36 T per capita in 2010, approaching the 2015 goal of 0.35 T per capita (Town of Canmore, 2011d).



Source: (Town of Canmore, 2011d)

C&D Wastes Land Filled at Francis Cooke Landfill

4. The quantity of Construction and Demolition (C&D) waste landfilled at Francis Cooke is highly variable, fluctuating with the level of building and/or demolition underway in the town of Canmore. In 2009 the quantity of waste landfilled per capita (total population) dropped to well below the 2015 ESAP goal of 0.25 T per capita, reaching 0.13 T per capita in 2010 (Town of Canmore, 2011d).



Source: (Town of Canmore, 2011d)

Community Initiatives:

1. The Town of Canmore adopted a Towards Zero Waste Events Policy in 2010. The policy requires that special events or internal town events divert a minimum of 70% of the waste generated (Town of Canmore, 2010g). In 2010, over 20 events in Canmore participated in the Bow Valley Towards Zero Waste Special Events program. Some of the participating events included the Canmore Folk Music Festival, Canmore Highland Games, and the Rocky Mountain Soap Company Women's Run. Collectively the events diverted 3.8 T of waste (or 80%) from the landfill (BVWMC, 2010).
2. The Bow Valley Waste Management Commission is leading the 'Reduce the Use' program focusing on single-use plastic bags. In 2009 the BVWMC held 11 information sessions at the main grocery stores. 49 retailers in Canmore have agreed to support the initiative. To learn more about Reduce the Use and the project partners please visit: <http://www.bvwaste.ca/plasticinfor.php>
3. As part of the Sustainable Action Canmore (SAC) program in 2009/10 a total of 757 cloth bags were distributed and confirmed (by survey) to be in use by households in Canmore. SAC was a partnership between the Biosphere Institute of the Bow Valley and the Town of Canmore. For more information about the program please visit: <http://www.biosphereinstitute.org/?q=p-sac>

Interpretation:

1. The total quantity of waste materials generated is strongly affected by rate of generation of C&D waste. The primary factors in the reduction of the quantity of waste landfilled are the reduction in quantities of C&D waste due to less development activity, and the increased diversion rates at the Francis Cooke Landfill. Any increase in construction or demolition in the town could substantially change the rates of waste generation.

2. Developing solutions for organic waste composting and continuing to increase residential recycling will reduce the quantity of commercial and residential waste sent to the Class II Calgary Area landfills. This would also reduce the associated methane emissions that come from organic waste decomposing in the anaerobic environment of a landfill. Currently biosolids are transported to a facility outside of the Bow Valley, while certain other organic materials (e.g. yard waste) are handled at the Francis Cooke.
3. Although bear proof garbage bins have been effective at reducing bear/garbage incidents they are also commonly misused for inappropriate 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 bear bin is an easy and anonymous way to get rid of it, instead of recycling materials in the appropriate fashion or properly disposing of materials (e.g. old furniture) at the Francis Cooke Landfill and Resource Recovery Centre.

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 2010, the new Environmental Sustainability Action Plan (ESAP) sets targets and goals towards reducing the intensity of the energy use by the community, and that Canmore no longer contributes to the progressive build up of greenhouse gases and other pollutants in the atmosphere.

Threshold/Goal:

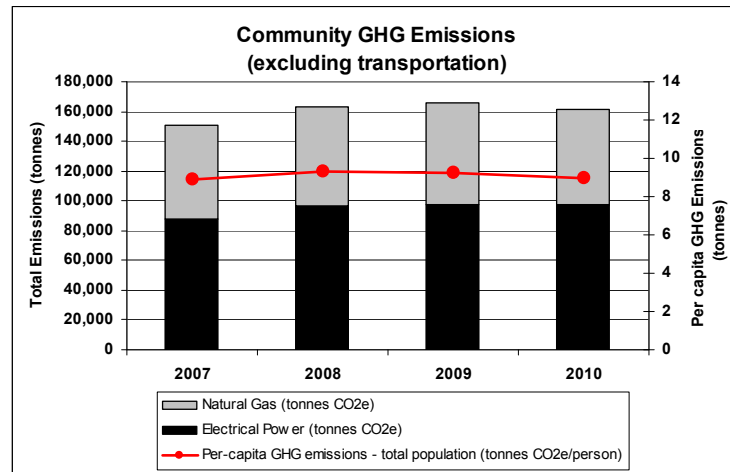
The 2010 ESAP recommends the use of absolute reduction targets instead of intensity based (per capita) targets. Intensity based targets are useful for tracking improvements in energy efficiency, however they still allow overall emissions to increase, while absolute targets focus on reducing total emissions.

Target Year	ESAP Goals & Targets
2015	Stabilize community CO ₂ emissions no further increases in absolute emissions even with population growth (tonnes CO ₂ e/yr ¹⁹)
2020	Reduce community CO ₂ emissions to 2007 levels (tonnes CO ₂ e/yr)
2050	Reduce community CO ₂ emissions by 50 % from 2007 levels (tonnes CO ₂ e/yr)

Source: (Town of Canmore, 2010d)

Observations:

- Total GHG emissions from electricity generation and natural gas consumption²⁰ in Canmore increased from 150,795 T (CO₂e) in 2007 to 165,651 T in 2009, dropping slightly to 161,519 T in 2010 (due to a slight decrease in natural gas consumption). On a per capita (total population) basis, this represents an increase from 8.9 T/person in 2007 to 9.0 T/person in 2010 (Town of Canmore, 2010d; Fortis Alberta, 2011; Atco Gas, 2011).



Source: (Town of Canmore, 2010d; Fortis Alberta, 2011; Atco Gas, 2011)

¹⁹ CO₂e refers to the equivalent amount of CO₂ produced and emitted.

²⁰ There is currently insufficient data available to make an accurate calculation of GHG emissions from transportation in Canmore.

2. A 2007 study in Aspen Colorado explored the GHG and energy impacts of second homes. In Aspen, second homes represent 58% of the total residential units (approximately double the proportion of second homes in Canmore), and are estimated to emit 61% of the communities total residential emissions. Although these homes are occupied fewer days per year than the primary residences, they are on average much larger buildings, and maintain heating/cooling and other operations even when the owners are not present. (Heede, 2007).

Community Initiatives:

1. The Town of Canmore pays a “green power” surcharge to provide 60% green power to town facilities (as part of an Alberta Urban Municipalities Association agreement).
2. As part of the Sustainable Action Canmore (SAC) campaign, 878 compact fluorescent light bulbs and 439 tire pressure gauges were distributed (and confirmed to be in use by follow-up surveys) to residents in 2009/10. SAC was a partnership between the Biosphere Institute of the Bow Valley and the Town of Canmore.
3. The Biosphere Institute of the Bow Valley’s Mountain Air Program was an educational program designed to reduce air pollution and greenhouse gas emissions. The program included a student directed anti-idling movie and educational radio spots.

Interpretation:

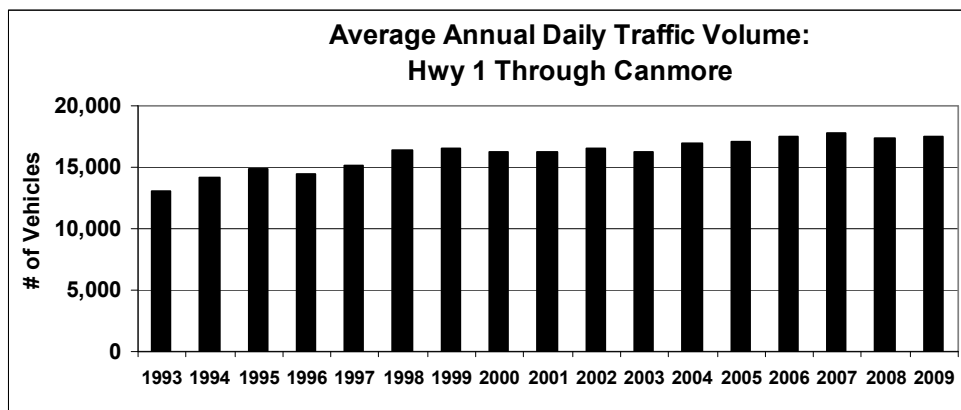
1. This GHG emissions summary only includes direct emissions from natural gas consumption and electricity generation. There are number of other direct and indirect sources of GHG emissions, including landfills, transportation fuels, manufacturing, food production, manufacturing etc. Following the 3 R’s (Reduce, Reuse, Recycle) and increased composting of organic waste materials would help reduce the community’s overall emissions and environmental impact.
2. Vehicle use has been identified as a major local source of both GHG emissions and air pollution (Alberta Environment, 2008). Developing transportation alternatives, reducing vehicle use, and reducing idling will have the combined benefits of improving air quality and reducing GHG emissions. There are currently no data collection mechanisms in place to acquire comprehensive information on transportation fuel use by the community. This creates a major data gap in the GHG emissions inventory, however it would be difficult to accurately determine emissions associated with transportation (without using generic estimates or assumptions).
3. Based on estimated emissions from second homes in Aspen, it appears that there could be a need and an opportunity to engage Canmore’s non-permanent residents in reducing their energy use and GHG emissions. The energy and GHG impacts of Canmore’s second homes has not been quantified, but is likely to be quite substantial since non-permanent residents owned and occupied 29.1% of the occupied dwellings units in 2009.

7. Transportation

Transportation has an impact on the community's quality of life, noise and pollution levels. Transportation has strong linkages to both Air Quality and GHG Emissions and Energy Use. Transportation options and alternatives are also a major component of the 'liveable community' described in the Mining the Future Vision.

Observations:

1. From 1995 to 2009 the annual average daily traffic on Highway 1 has increased from 14,850 to 17,740 vehicles per day, decreasing slightly to 17,440 in 2009. Traffic volumes have increased an average of 1.4% per year since 1995 (Alberta Transportation, 2010).
2. There is currently no public transit system in Canmore. The 2006 Transit Feasibility Study explored potential routes and ridership thresholds required for a viable public transit system in Canmore and concluded that the conditions exist to make a "starter" transit system feasible. The threshold for the implementation of a transit service was estimated to be a total population of 18,000 (including both permanent and non-permanent residents) (Bunt & Associates, 2007).
3. In 2009, 897 people, or 11.3% of Canmore's labour force was employed in Banff (Town of Canmore, 2009a), however there is no public transit for commuters (with the exception of staff buses for the ski industry).
4. The numerous informal pedestrian crossings of the CPR have been a public safety concern for a number of years. An at-grade pedestrian crossing, was recommended in the 2001 Transportation Master Plan (Town of Canmore, 2001), and has since been installed (including fencing and warning lights). This crossing structure creates a pedestrian linkage between Railway Avenue and Bow Valley Trail near the mid-point between the two vehicular railway crossings.
5. Updated information on the method of commuting, or 'Mode of Transportation to Work' in Canmore will not be updated until data from the upcoming 2011 federal Census of Canada is completed and released.



Source: (Alberta Transportation, 2010)

Community Initiatives:

1. The ongoing Regional Mobility Strategy focuses on transportation issues relating to the Trans Canada Highway and its feeder system between Highway 68 and the B.C. border (MacLeod Institute, 2004). Projects currently under investigation include public transit, intelligent transportation systems, and a recreational/commuter trail between Exshaw and Canmore. The Canmore to Harvie Heights portion of this trail was built in 2006. The Banff Legacy Trail section from the East Park Gate to the Town of Banff was completed in 2010. Currently (March 2011) the highway crossing from the Legacy Trail to Harvie Heights has not yet been designated and constructed, leading to concerns regarding access, parking, and public safety.
2. 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 implemented. These include pedestrian and bicycle paths such as the paved trail to Harvie Heights (2006) and the paved Cougar Creek commuter trail (2009).
3. In 2010, construction was initiated on a pedestrian/commuter underpass under the Trans-Canada Highway near Cougar Creek to improve public safety and non-vehicular connectivity.

Interpretation:

1. Motorized vehicle use (both highway and in-town) is a major contributor to GHG emissions and air pollution in Canmore.
2. In the past few years significant upgrades have been made to the urban and inter-urban infrastructure. These paved trails have proved popular with a wide variety of non-motorized users including cyclists, roller-skiers, and pedestrians. The addition of the underpass under the highway is expected to greatly increase connectivity and reduce the frequency of hazardous crossings of the Trans-Canada Highway.

8. Wildlife Movement Corridors and Habitat Patches

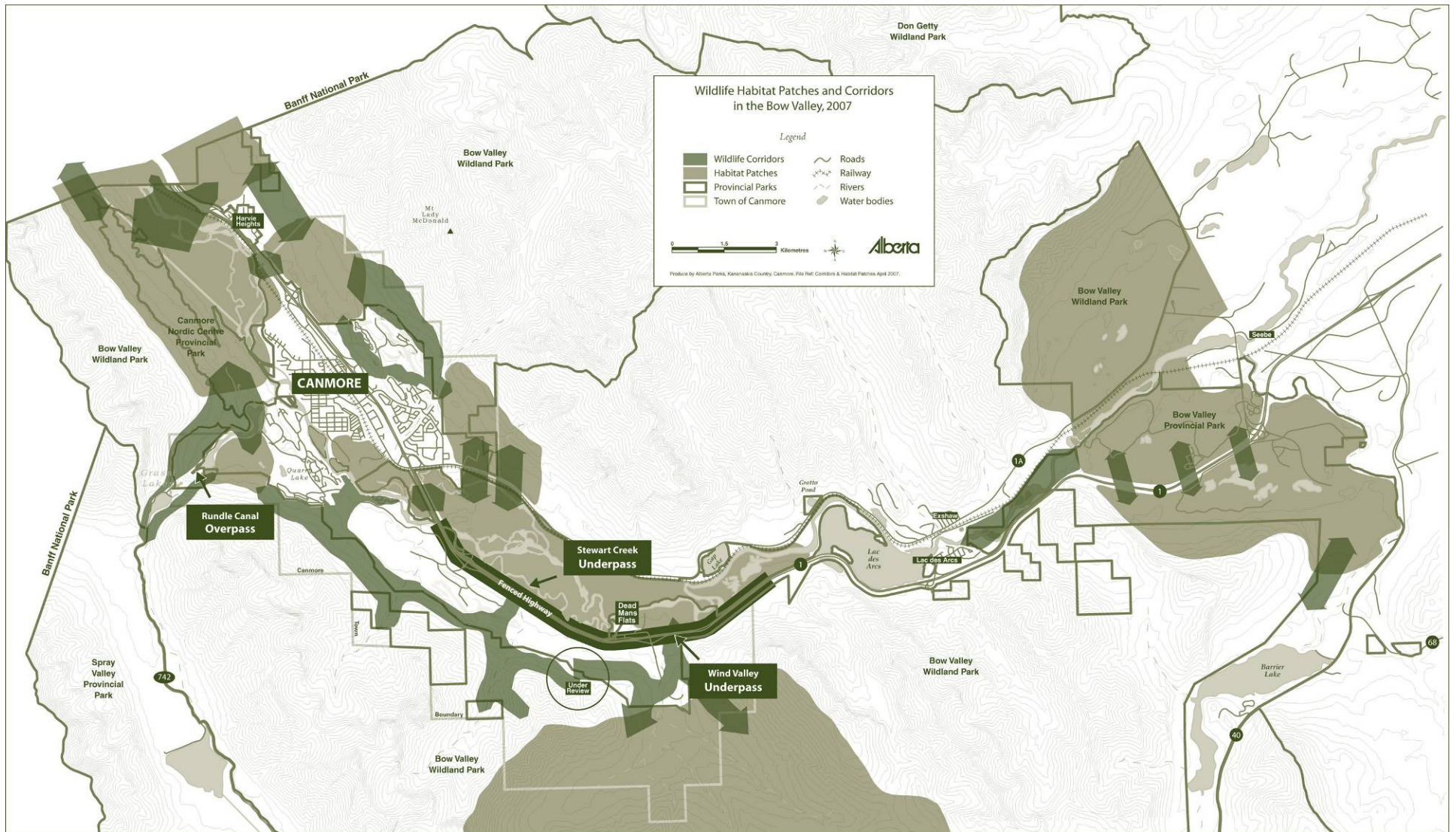
The network of wildlife movement corridors and habitat patches in and around Canmore serve as important connectors for wildlife moving between Banff National Park and Kananaskis Country and for cross-valley movements. Corridors also allow for the optimization of local habitat utilization. The Bow Valley is a key linkage between these regional habitat areas and the entire Yellowstone to Yukon (Y2Y) region. 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. This threshold can be further defined using these guidelines for corridor functionality:

1. There is no long term decline (recognizing annual variation) in target wildlife species use of habitat within the wildlife corridor, provided those species continue to be present in the surrounding habitat patches.
2. Target wildlife species are recorded moving through the entire length of the designated along-valley wildlife corridors and through various across-valley corridors.
3. Direction of wildlife travel generally coincides with wildlife corridor orientation.
4. There is no evidence that wildlife movement within the designated wildlife corridor is significantly constrained or prevented by biophysical features.
5. There is no evidence of a "filtering" effect wherein only certain individuals use the corridor but others do not.

(Alberta Sustainable Resource Development, 2008a)



Source: (Alberta Community Development, 2007)

Observations:

Guidelines for designing and maintaining functional wildlife corridors were outlined by the Bow Corridor Ecosystem Advisory Group in *Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley* (BCEAG, 1999). The following summarizes recent changes to the wildlife corridor and habitat patch network in and around the Town of Canmore.

Corridors and Land Use

1. BCEAG is currently (March 2010) engaged in a review of the 1999 BCEAG report *Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley*. The purpose of this review is to ensure that the guidelines continue to reflect the best available science and wildlife research that has been conducted since 1999, and that the habitat patch and corridor design criteria are still relevant.
2. In 2009, Three Sister's Mountain Village (TSMV) went into receivership. At this point in time it is not possible to comment on the future status of development and the wildlife corridors east of Stewart Creek. Further details regarding the current situation are available from the receiver: PriceWaterhouseCoopers (<http://www.pwc.com/ca/en/car/tsmv>).
3. On a regional basis, forest modification such as prescribed burning and forest thinning in the Bow Valley, Kananaskis, and Banff National Park are being actively used as tools to meet wildfire hazard reduction, mountain pine beetle, ecological restoration, and wildlife habitat enhancement objectives (see the section on Forest Health for more information). Such activities should help provide alternate high quality habitats for many species including bears, in areas of relatively low human activity.

Human Use Trails and Wildlife Corridors

4. The management and designation of trails in the Bow Valley is primarily guided by the BCEAG guidelines (BCEAG, 1999, 1999a&b, 2001) and the subsequent recommendations of the Recreational Opportunities Working Group (ROWG) (BCEAG, 2002a&b). As a continuation of the ROWG process a Trails Advisory Group (TAG) still meets on a regular basis to discuss trail issues and solutions in the Bow Valley. This is an inter-jurisdictional group with membership from the public and key stakeholders as well.
5. Newly formed in 2009, the Kananaskis Trails Committee provides Kananaskis senior management with prioritized recommendations related to trail planning, standards, maintenance, usage, management and stewardship within the Kananaskis Region and communicate such information to internal and external trail stakeholders. The committee provides leadership and serves as the connectivity and communication link for local trails volunteers and stakeholders within the Kananaskis Region.
6. The new Highline Trail on the south side of the valley provides an alternative to a network of informal trails that currently exist in the corridors. These informal trails were officially closed to human travel by Ministerial Order in July 2005. As of the end of 2010 the Highline Trail runs from near Grassi Lakes to Three Sisters Creek. At the Three Sisters Creek terminus there is currently no official access or linkages to other designated trail networks.

7. In 2009, the Canmore Nordic Center (CNC), in conjunction with the International Mountain Bicycling Association (IMBA) completed a Summer Use Trails Master Plan. The plan seeks to provide additional single track trail options for all levels of users, while designing trail alignments for sustainability and accommodating wildlife and environmentally sensitive areas. In 2009 approximately 10km of single track trail was constructed and an additional 8km were constructed in 2010. Other projects have included trail restoration, reclamation, and proper signage and wayfinding to increase the accessibility of the designated trail network. Local volunteer groups have been actively working with the CNC on the trail improvements (Canmore Nordic Centre Provincial Park, 2010).
8. In 2010 the Town of Canmore published a “Canmore Pathways and Trails” map that includes trails on Town land and on adjacent Provincial lands. The map is primarily to provide information and wayfinding to trail users, but also to encourage use of designated trails as opposed to unofficial or undesignated trails. To assist the public with navigating the designated trail network, trail signs showing the official trails have been placed at trailheads and major trail junctions (<http://www.canmore.ca/Recreation-Parks-and-Facilities/Trails/Canmore-Trail-Maps.html>).

Research and Monitoring

Benchlands Monitoring

1. The Government of Alberta (ATPR and ASRD) has been monitoring winter wildlife survey transects along the Canmore Benchlands since 1999. The study area extends from the Banff National Park boundary to just east of the Alpine Club facility, east of Cougar Creek. A draft report was generated in 2010 summarizing the results of ten years of wildlife transect data collection, and the final report is anticipated to be released in 2011. A preliminary summary of results is available in Appendix D on page 191.

Eastern Bow Valley Monitoring

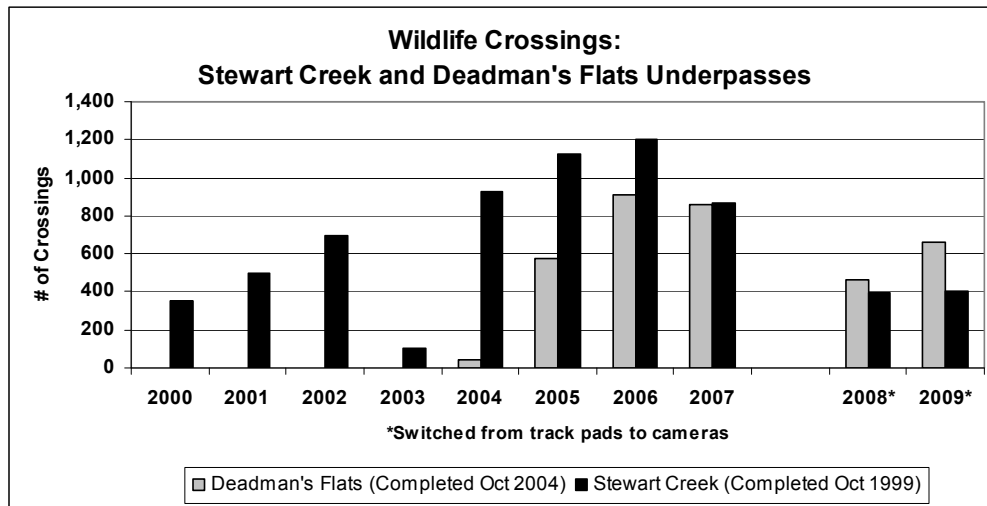
2. Monitoring of wildlife activity in the corridors east of Canmore was expanded in 2005 as part of the Eastern Bow Valley Wildlife Corridor Study (Alberta Community Development, 2006). Since 2007, the study now also includes the extensive use of remote wildlife cameras. This study measures the presence and relative abundance of wildlife species from the Stewart Creek underpass east to Bow Valley Provincial Park (Alberta Tourism, Parks and Recreation, 2010c). Further results from the study are expected to be published in 2011.

Three Sisters Monitoring

3. The results of the TSMV Wildlife Monitoring Program for the period from 2000 to 2004 were previously summarized and reported on by Jacques Whitford in 2005 (Jacques Whitford, 2005). No updated wildlife monitoring studies for the Three Sisters Lands are available at this time.

Wildlife Crossing Structure Monitoring

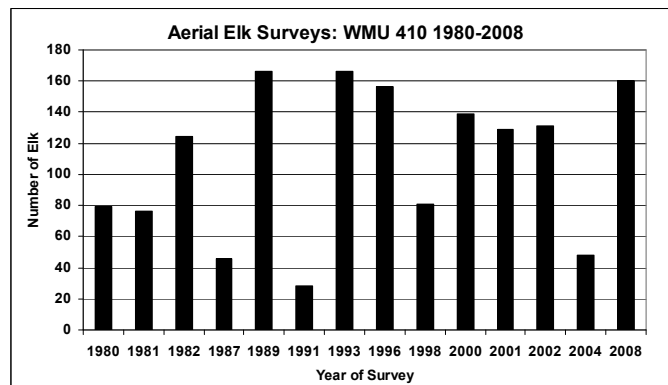
- To help maintain wildlife movement and connectivity across the fenced section of the Trans-Canada Highway, wildlife underpasses were constructed at Stewart Creek (October, 1999) and Dead Man's Flats (October, 2004). From 2000 to 2007 wildlife use of the underpasses was surveyed using sand track pads to count the number and species of animals using the crossing structure. In 2008, biologists began a new methodology (remote cameras) which provides a more accurate count of usage levels. Due to the change in methods, the data from 2000-2007 is not directly comparable to the 2008-2009 data (Banff Highway Crossings Project, 2008; Alberta Tourism Parks and Recreation, 2010d).



Source: (Banff Highway Crossings Project, 2008; Alberta Tourism Parks and Recreation, 2010d)

Species-Specific Monitoring

- In 2008, the Alberta Government and the University of Calgary began an elk ecology study in the Bow Valley. A total of 14 elk were fitted with GPS collars to gain a better understanding of elk range and movement patterns in the Bow Valley.
- Aerial Bighorn sheep and elk surveys for WMU 410 (the Wildlife Management

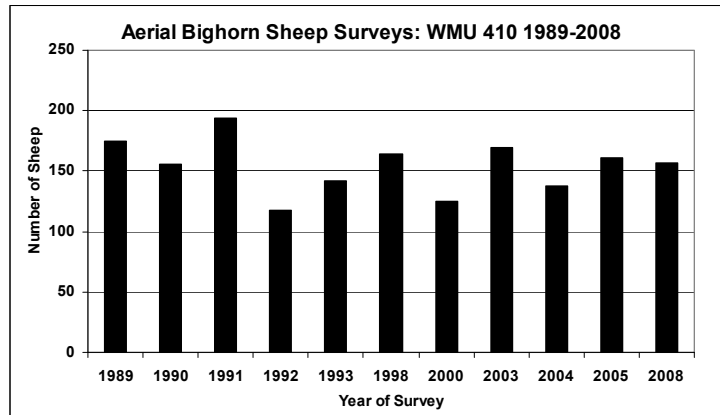


Source: (Alberta Sustainable Resource Development, 2010a)

Unit that encompasses the Bow Valley) indicate that there is a stable trend with rising or falling sheep or elk populations in the region. The sheep survey results show a stable population wintering in the Bow Valley, while the elk survey results are more prone to fluctuations. Limitations in the survey methodology and the migration of elk

in and out of the area are likely the cause of these more variable numbers (Alberta Sustainable Resource Development, 2010a; Alberta Sustainable Resource Development, 2010b).

7. Conducting long-term research on bear movement patterns in this part of the Bow Valley has proved problematic due to the high levels of bear mortality. The combination of transportation corridors (roads and railway) and management actions (relocation or destruction of bears following conflict with humans) result in a significant level of mortality in the local bear population. Therefore, there is great difficulty in maintaining a representative radio-collared sample of bears in the valley to monitor their movement patterns.



Source: (Alberta Sustainable Resource Development, 2010b)

Community Initiatives:

1. Currently there are several volunteer programs in the Bow Valley which provide opportunities for people to assist in stewardship, trail care, bear attractant removal, or promoting human/wildlife safety. Programs include the Bow Valley Volunteer Stewards Program, Canmore Nordic Centre Trail Care Crew, Wildsmart Volunteer Program, and the Wildlife Ambassador Program.
2. Y2Y and the Miistakis Institute for the Rockies conducted a study to identify priority lands for private land conservation (e.g. conservation easements) in the Bow Valley. The study identified 26 parcels (a total of 3,400 acres) which were deemed to require conservation management to support regional wildlife populations and movement corridors. Ten of these parcels were ranked as high or very high in conservation priority (Heuer and Lee, 2010).

Interpretation:

1. Public education programs such as Bow Valley WildSmart and the Wildlife Ambassador Program are essential for the functionality of corridors and the safety of the public 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).
2. Increasing recreational pressures highlight the growing need to ensure that there is an appropriately routed, signed, and sustainably designed trail network that encourages trail users to avoid environmentally sensitive areas and avoid negative impacts on wildlife. Illegal trail building in wildlife corridors, private lands, and Provincial Parks is a major issue. The Provincial government has a draft process where new

trails and pathways may be proposed and allowed to be constructed, but also has plans for increased efforts to stop unauthorized trail building. There are volunteer programs throughout the year for individuals to participate in trail building, maintenance, and reclamation.

3. Habitats such as low elevation/low angle habitat with good cover are vital to many species of wildlife. As identified by BCEAG, careful management of development and human use will be required to maintain the effectiveness of these habitats for the full range of species present in the Bow Valley.

Recommendations:

1. A better understanding is needed of the levels of human use in wildlife corridors, their effect on wildlife populations, and what thresholds of use cause disturbance for various species.
2. There is a data gap regarding wildlife use and trends in the corridors. There is a need to develop viable metrics of corridor viability and function to better display and represent the extensive datasets of wildlife movement data that has been collected. One such possible metric would be determining the presence/absence and breadth of species use in corridors where there are longer term monitoring datasets.
3. Increased sharing of data between all organizations performing corridor monitoring and wildlife research in the Bow Valley would greatly assist with better understanding animal movement patterns and corridor functionality

Canmore / Bow Valley Summer Trails

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

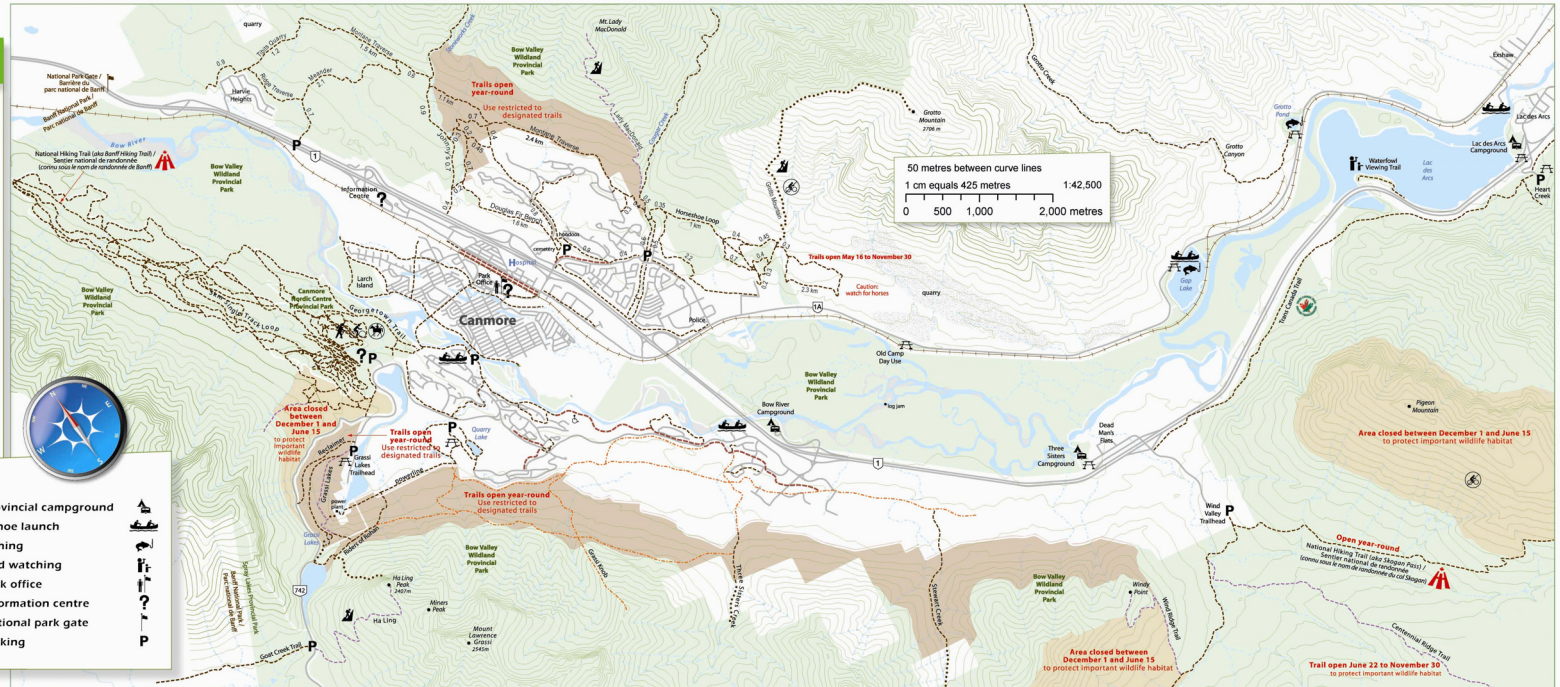
- Road
- Rail
- Stream/river
- Provincial park

Map Symbols

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

Emergency

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



Cover photo courtesy of Eric Kahn

Map of the Canmore / Bow Valley Summer Trails.

Source: (Alberta Government, Kananaskis Country, Undated)

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

9. Human/Wildlife Conflict

Residents of Canmore live in close proximity to wilderness areas and wild animals. Interactions between potentially dangerous animals and people are inevitable. 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, however, may have to 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).

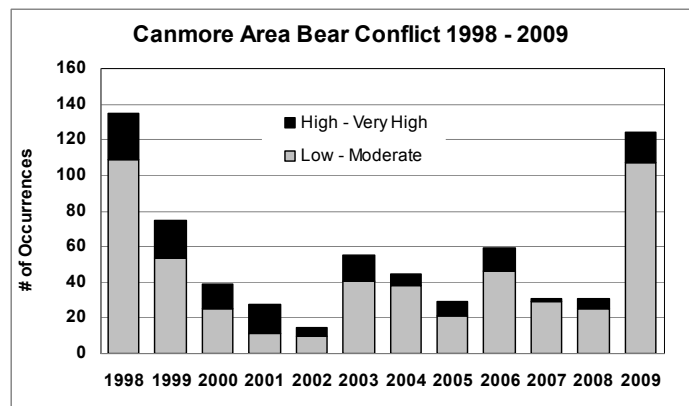
Definition: A "Conflict" is defined as any interaction between an animal and a human where some form of physical damage has been done by an animal to a person's property or possessions, the animal has obtained unnatural human foods, the interaction has elicited a response from the animal that heightens concern over the safety of the observer, or the interaction has occurred in a location where the presence of such animals creates a high risk to public safety. Conflict levels are rated from 'Low to Very High' based on a number of criteria which are species-specific. Full definitions and details of the conflict levels are available in Appendix D on page 193.

For the purposes of this report, conflicts have been grouped into two broad categories of severity: 'High-Very High' and 'Low-Moderate'. While all conflict occurrences are of potential concern, the 'High-Very High' category includes incidents such as human injury, approaching/contacting people, property damage, or bears/cougars which are feeding on carcasses near developed areas.

Observations²¹:

Bears – Human Conflict

1. The number of occurrences decreased substantially following the introduction of bear-proof garbage bins in May of 1999, and has shown annual fluctuations thereafter. There was a sharp rise in occurrences in 2009. Almost half (49% or 61 of 124) of the occurrences in 2009 were from two radio collared grizzly bears. The increased occurrences were primarily linked to attractants within developed



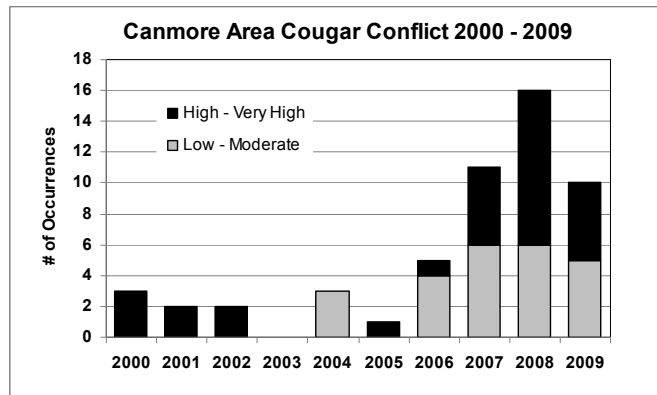
²¹ These observations are for the lands within the "Canmore Area": namely the Town of Canmore and the immediately adjacent provincial protected areas in the Bow Valley (Canmore Nordic Centre Provincial Park and Bow Valley Wildland Park) from the Banff National Park boundary east to Wind Valley.

areas, including natural vegetation (e.g. buffaloberry, hedysarum) and golf course grasses.

2. Most of these conflict occurrences are of low or moderate severity and did not cause any human injury, however a small proportion have resulted in maulings or fatalities. Of the 666 human conflict occurrences between 1998 and 2009, there were 5 ‘contact charges’ on people, one of which resulted in a fatality in 2005.
3. Between 1998 and 2009 a total of 18 black bears and four grizzlies were relocated due to public safety concerns (some individual bears are relocated multiple times, however for these purposes they are only counted once). Relocation is not always successful, as many of these bears die from various causes after being released at the new location.
4. From 1998 to 2009 a total of four black bears and one grizzly bear were destroyed as management actions to ensure public safety (Alberta Sustainable Resource Development, 2010c).

Cougars – Human Conflict

5. From 1998 to 2009 there were a total of 53 reported occurrences of human conflict with cougars in the Canmore area. From 1998 to 2005 there were less than four reported occurrences per year. The number of occurrences started increasing in 2006, rising to 16 in 2008, dropping to 10 in 2009.



Source: (Alberta Sustainable Resource Development, 2010c)

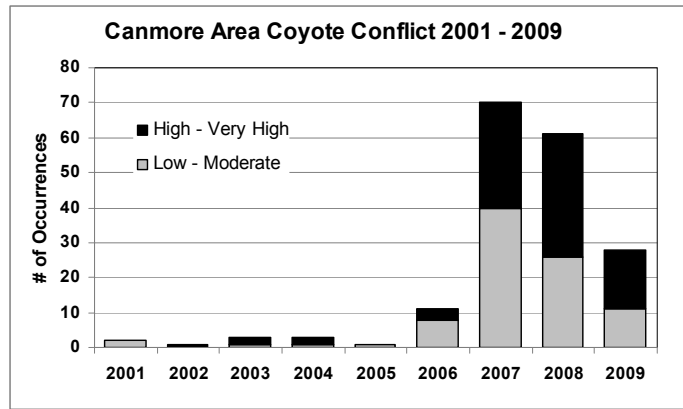
6. From 1998 to 2009 there were six recorded occurrences in which cougars approached or ‘closed distance’; with a person, however in none of these instances did the cougar make contact.
7. There were a total of six reported predatory attacks on domestic pets from 1998-2009.
8. The ‘High-Very High’ occurrences are primarily related to cougars with wildlife carcasses in developed areas. Fourteen of the 37 conflict occurrences between 2007 and 2009 were linked to predation on wildlife or carcasses (Alberta Sustainable Resource Development, 2010c).

Coyotes – Human Conflict

9. Coyotes have become an issue of increasing concern in Canmore over the past few years. From 2001 to 2006 there were relatively few reported occurrences of human conflict with coyotes. In 2007 the number of reported occurrences jumped to 69, dropping to 26 by 2009. The ‘High-Very High’ occurrences are primarily related to coyotes approaching people (closing distance with no contact).
10. In 2007 and 2008 there were nine reported coyote occurrences which involved aggressive behaviour towards humans, including six in which the coyote made aggressive contact with a person. There were no serious injuries from these incidents.

11. From 2001 to 2009 there were 23 occurrences where domestic pets were recorded as the primary attractant for the coyotes.

12. In the majority of reported conflict occurrences, the primary attractant for the coyotes is unknown. In 2008 and 2009, only six occurrences of coyotes preying on rabbits were reported. While both coyotes and feral rabbits are very common in some neighbourhoods in Canmore, it is likely that many incidents of coyotes hunting preying on rabbits in the community go unreported or unnoticed (Alberta Sustainable Resource Development, 2010c).



Source: (Alberta Sustainable Resource Development, 2010c)

Ungulates – Human Conflict

13. Elk continue to utilize golf courses, playing fields, and open spaces in the town. This poses a potential habituation problem and public safety hazard if the elk come into direct contact with people, or attract predators into the town site. In 2009 there was one reported occurrence involving an elk and a non-contact charge in Canmore.
14. Moose are fairly uncommon in and around Canmore and there have been relatively few occurrences reported. However in 2009 there was a situation with a moose at Quarry Lake which resulted in six reported non-contact charges on people. The moose was destroyed to ensure public safety (Alberta Sustainable Resource Development, 2010c).

Community Initiatives:

1. The Bow Valley WildSmart Community Program is a proactive conservation strategy that encourages efforts by communities to reduce negative human-wildlife interactions. WildSmart was established in 2005 by a coalition of local groups and has developed a coordinated approach to education/outreach programs. In 2009, WildSmart became a program of the Biosphere Institute. The Volunteer WildSmart Ambassadors (in conjunction with Friends of Kananaskis and Alberta Parks) have engaged over 8,000 recreational users on trails and at trailheads in the past 3 years. WildSmart's community programs have included wildlife safety workshops, bear spray training, speaker series, removal of buffaloberry in high conflict areas, and a weekly bear activity report.
2. Since 2001, the Wind River Bear Institute (WRBI) has been contracted by the Alberta Government as part of a bear aversion program in the Bow Valley and other parts of Kananaskis Country. The program is designed to reduce bear/human conflicts specifically targeting collared grizzly bears frequenting developed areas. Uncollared

bears (both black and grizzly) are also worked with aversive conditioning techniques – all designed to teach bears to stay away from area of high human activity.

Interpretation:

1. Managing attractants and avoiding human habituation of wildlife is critical to ensure both public safety and the safety of the wildlife. There is a need for continued management of both natural and non-natural food sources and attractants in the town and in areas of high human-use.
2. Domestic pets, feral rabbits, elk, and deer populations in the town are all potential food sources for predators and are associated with some of the reported cougar and coyote occurrences in and around the community. Factors such as off-leash pets, attractants in developed areas, or habituated wildlife increase the potential for conflict occurrences. Fortunately, to date, there have been no human fatalities or serious injuries from coyotes or cougars.
3. Relocating bears is an imperfect solution with a high probability of mortality for the bears (especially if cubs are involved). With the low reproductive rate of the regional bear population, minimizing human-caused bear mortality is essential to the long-term sustainability of grizzly bears in the Bow Valley and Kananaskis.

Recommendations:

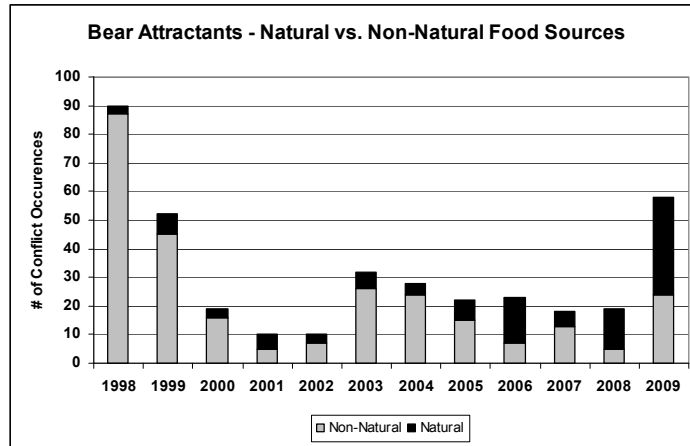
1. Better public reporting of occurrences with all potential conflict species (especially elk and coyotes) would give a more complete understanding of the extent and severity of human conflict occurrences with these species.
2. A more complete understanding of food sources and predator/prey dynamics for coyotes would provide a more complete understanding of this issue in the community.

10. 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 bear-human incidents involving 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 negative bear-human interactions.

Observations:

1. Bear occurrences associated with non-natural attractants (including garbage, golf course vegetation, birdfeeders, compost, etc.) decreased from a high of 87 in 1998 (bear proof garbage containers were installed in 1999). The number of occurrences increased sharply in 2009, in part due to the increased use of developed areas for natural attractants by an orphan grizzly bear cub in the valley. This was associated with both non-natural attractants (golf course grasses) and natural attractants (natural vegetation and two occurrences of bears feeding on wildlife carcasses).



Source: (Alberta Sustainable Resource Development, 2010c)

2. From 1998 to 2009, there were an average of 5.5 occurrences per year where golf course grasses were the primary attractant. In 2009 there were 14 such occurrences.
3. There were an average of 8.3 occurrences per year (from 1998-2009) where natural vegetation (e.g. buffaloberry, hedysarum) were listed as the primary attractant. There were 13 such occurrences in 2008 and 32 in 2009.
4. A by-law was introduced in 2001 prohibiting bird feeders (prohibited period is April 1 to October 31 of each year). Since that time there have been only four reported bird feeder bear occurrences in 2003 and one in 2004. There have been no reported occurrences since 2004.
5. 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. Bear occurrences associated with garbage in Canmore have declined from 52 reported cases in 1998 to only 1 in 2007. No occurrences were reported in 2008 or 2009 (Alberta Sustainable Resource Development, 2010c).

6. In the fall of 2009 and 2010, an informal review of commercial garbage bins by the Wind River Bear Institute (WRBI) indicated that compliance has improved; some bins are now being padlocked where they were not before. There are still, however, many bins that remain non-bear proof due to damage or poor maintenance (Wind River Bear Institute, 2010).
7. Following the introduction of a bylaw prohibiting outdoor composting in 1999, there have been no compost related bear occurrences reported.
8. There have been several occurrences over the past decade involving ornamental fruit trees (e.g. crab apples) and bears in Canmore. While this is a bigger problem in other communities in the Bow Valley it is still an occasional problem in Canmore (5 occurrences in 2009). (Alberta Sustainable Resource Development, 2010d)

Community Initiatives

1. The WildSmart program has been providing education to residents and visitors the importance of removing bear attractants and avoiding habituation of bears to human generated food sources.
2. The Bow Valley Bear Hazard Assessment (Honeyman, 2007) noted that while unnatural attractants are a concern, natural foods (e.g. buffaloberry, dogwood, chokecherry) are the predominant attractant involved in bear-human conflicts. To reduce the potential of negative bear-human encounters the Alberta Government, Town of Canmore, and WildSmart began a program of buffaloberry removal in high conflict areas. The ongoing results of buffaloberry removal is being monitored for success and regrowth. For more information visit the WildSmart website (http://www.wildsmart.ca/programs/attractant_management.htm).
3. A bio-herbicide, Chontrol (*Chondrostereum purpureum* strain PFC2139, <http://www.hc-sc.gc.ca/cps-spc/pubs/pest/decisions/rd2007-06/index-eng.php>) is being applied to natural attractants within developed areas outside of the Town of Canmore boundaries (e.g. provincial park campgrounds, day use areas) to permanently kill the buffaloberry plants. Currently, plants cut without the application of Chontrol will grow back every 5 to 7 years, requiring recutting which requires additional monies to recut areas.

Buffaloberry (<i>Shepherdia Canadensis</i>) Attractant Removal		
Year	Total (ha)	Locations
2007	28.0	Rundleview, Altalink Powerline, Off-leash dog park
2008	20.0	Rundleview
2009	177.7	Quarry Lake/Off-leash dog park - Nordic Centre, Our Lady of Our Snows school
2010	43.2	Three Sisters, Larch, Quarry Lake/Rundleview

Source: (Alberta Sustainable Resource Development, 2009; Government of Alberta, 2009; Town of Canmore, 2010i; Walkinshaw, 2010)

Interpretation:

1. Attractants, habituation, and a high level of bear activity in or near the community is not only a potential public safety hazard, it is also a danger to the bears themselves. Bears that are deemed to be a public safety concern are relocated or destroyed. Relocation of bears is often unsuccessful and frequently results in the death of the relocated bear. Managing attractants is important to improve public safety and for the long term conservation of bears in the Bow Valley.
2. Buffaloberries are valuable food source for bears, however as an attractant they bring bears into close contact and conflict with humans. To mitigate the removal of a food source, the Alberta Government has been creating new habitat areas (away from areas of habitation or high human use) through forest thinning and prescribed burning initiatives. This is integrated into a larger program of ecological restoration that meets mountain pine beetle, forest health, and forest fire reduction objectives.

11. 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 other communities of the Bow Valley.

Observations:

1. 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 (Walkinshaw, 2002).

2. Since 1999 a total of 234.9 ha of vegetation have been modified on provincial, municipal and private land surrounding Canmore. Banff National Park has also conducted fuel modification and created fire breaks on significant quantities of land near the east gate of the park. This has direct protective impact on Canmore from a landscape perspective.

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	Complete 2008
7	Cross Zee	Pending
8	Canmore Nordic Centre West	Complete 2006
9	Spray Village	Status Pending

Source: (Walkinshaw, 2002)

3. 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.
4. There are several developments in Canmore that have a high percent of untreated wood roofing and siding materials in close proximity to forest fuels (Walkinshaw, 2002).

Community Initiatives:

1. On a regional basis prescribed burning and landscape restoration in the Bow Valley, Kananaskis, and Banff National Park are being actively used as tools to provide alternative habitats for wildlife. All fuel modification must be integrated with wildlife management to avoid creating wildlife attractants adjacent to populated areas. (see the Forest Health section for more information).
2. The Government of Alberta is currently completing a fire history study of the Bow Valley. This study will provide more information about forest stand ages, fire cycles, and historical vegetation conditions in the valley. This information will be used to guide prescribed burning and habitat restoration efforts.
3. An emergency response plan for managing a wildfire was completed in 2009 by the Town of Canmore.

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	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 (1,700 ha, direct impact to Canmore from a landscape perspective)	
2004	Canmore Nordic Centre West	104.0
2004	Fairholme Bench - Banff National Park - (Fuel Modification/Maintenance)	
2006	Canmore Nordic Center West	45.0
2008	Carrot Creek Prescribed Fire (200 ha on the Fairholme Bench in Banff National Park)	
2008	Canyon Ridge/Canyon West	4.6
2008	Lower Carrot Creek (valley bottom fire break near the east gate of Banff National Park)	
2008/9	Nordic Centre Fuel Reduction/Fire Break (19 ha in Banff National Park thinned adjacent to the fuel break at the Canmore Nordic Centre)	
2009	Lower Carrot Creek – piles of previously felled trees in the lower Carrot Creek area burned as part of a fire break (6 ha)	
2010	Piles of previously felled trees below the Nordic Centre (19 ha close to the East Boundary of Banff National Park) were burned as part of a fire guard	

2010	East Boundary of Banff National Park - piles of previously felled trees located between the railway tracks and the Bow River were burned as part of a fire break between Banff National Park and the Town of Canmore (3 ha)	
Total Area Modified		234.9

Source: Alberta Sustainable Resource Development/Alberta Tourism, Parks and Recreation/Town of Canmore/Parks Canada

Interpretation:

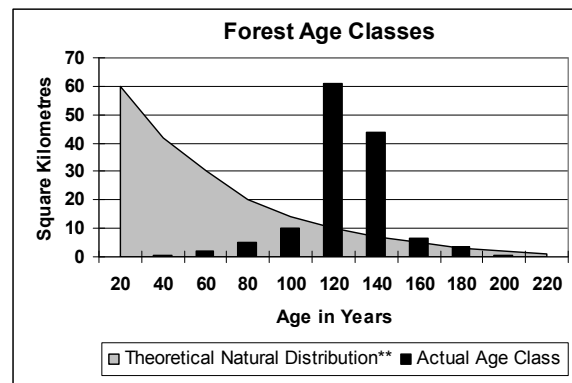
1. Suppression of forest fire in the lands surrounding Canmore have resulted in local forests with heavy accumulations of fuel and an aging forest structure, making them very susceptible to fire.
2. Continued inter-jurisdictional cooperation between provincial, municipal, and federal agencies in the Bow Valley on fire management is important, since wildfires are a regional and trans-boundary concern.
3. Fuel modification and vegetation disturbance can create ideal growing conditions for buffaloberry bushes. Management programs for buffaloberry in high human use areas should be considered when planning fuel modification projects.

12. 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 that 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.

Observations:

1. Decades of effective forest fire suppression have significantly altered the forest structure in the Bow Valley. 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). The current actual age classes of the forest reflect this lack of disturbance, resulting in an unnaturally high distribution of trees in the 120 to 140+ age brackets (Parks Canada, 2003).
2. Alberta Parks is currently conducting a fire history study of the Bow Valley and Kananaskis which will provide updated and detailed information about forest stand ages, fire cycles, and historical vegetation conditions (Jevons and Donelon, in progress). This information will be used to guide prescribed burning and habitat restoration efforts.
3. Over the past decade agencies in the Bow Valley have cooperated in large scale fuel and vegetation management programs with the objective of improving regional forest health, reducing the risk of wildfire, and managing wildlife populations. 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.



Source: (Parks Canada, 2003)



1890/2008 Photo Pair from the Mountain Legacy Project (used with permission).
Taken from Georgetown, looking across the Bow River towards
Mount Lady MacDonal/Grotto Mountain (Mountain Legacy Project, 2010)

<http://explore.mountainlegacy.ca/station/ee511790-a370-012d-6746-001f5b3a931c>

- The number of trees in the Bow Valley that were infested with mountain pine beetle that were identified and controlled rose from a total of 363 in 2004 to a peak of 5,454 in 2008. This number had dropped sharply to 3,188 by 2010. Preliminary survey results from 2011 indicate that numbers are even lower with only 29 infested trees on Provincial lands.

Mountain Pine Beetle Survey Results: Bow Valley				
Year	# of Infested Trees Controlled			
	Provincial Land	Town of Canmore	Private Lands (in the Town of Canmore)	Total Bow Valley
2004	252	49	62	363
2005	346	64	98	508
2006	315	61	37	413
2007	1,256	141	182	1,579
2008	4,819	140	495	5,454
2009	4,391	197	317	4,905
2010	3,021	72	95	3,188
2011	29	n/a	n/a	n/a

Source: (Town of Canmore, 2011f; Alberta Sustainable Resource Development, 2010d)

Community Initiatives

- On municipal and other private lands the infested trees are felled and collected for burning to destroy the beetles. On provincial lands, forestry crews have been felling and burning infested trees on site during the winter months to slow the spread of beetles. Larger, regionally high risk forest stands in Kananaskis Country and adjoining areas of Banff National Park have been identified, and will be removed using either prescribed burning or logging as the situation and conditions permit.

Interpretation:

- Forests with long-term fire suppression are generally more susceptible to disease, insects, large-scale fires, and have lower habitat diversity. Frequent fires create broad areas of young forest that are relatively resistant to hot crown fires, and to attack from insects such as mountain pine beetle. 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.
- 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 possibly of climatic change.

3. Many wildlife species require younger age classes of forest for good habitat. Returning to a system with a more natural range of habitat variability will better support the full range of species.
4. A combination of extreme temperature fluctuations over the past two winters and management actions has led to a dramatic drop in beetle infested trees on provincial lands in the Bow Valley this winter (Alberta Sustainable Resource Development, 2010e). While this is a significant change from beetle survey numbers over the past few years, it has not eliminated the beetle concern in the long run, nor has it changed the conditions that exist in the region's forests.

Civic Engagement and Leadership

Guiding Principles

#5. Civic engagement and leadership. We note the community's history of strong citizen engagement in important civic issues. The future we envision builds on that engagement, with an expanded voice for citizens in making key decisions. A variety of new forums that support meaningful community dialogue, information sharing, and informed deliberation will be required to make decisions that are consistent with the Vision. Continued and expanded citizen engagement will require visionary leadership from both our elected officials and our individual residents.

-Mining the Future: A Vision for Canmore

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. Develop and refine ways for the citizens of Canmore to engage in public policy processes that move well beyond open houses and public hearings
2. Nurture a well informed and broad-based electorate that is empowered to vote, to be involved in community decisions, and to make a positive contribution to the community
3. Recognize and utilize the diverse range of talents and perspectives of citizens
4. Encourage and support policies, programs, and activities that will increase Canmore's leadership capacity and the capacity of all citizens to exercise civic responsibility
5. Revise the Town of Canmore's decision making structures to reflect significantly increased and long-term citizen engagement
6. Increase the capacity for, and clarity of, formal community communications
7. Monitor and evaluate the Town of Canmore's decisions to ensure the community's long-term vision is upheld over time

Criteria

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

1. Develop pro-active planning that involves citizens and integrates community input into decision making
2. Use a variety of ways to ensure citizen engagement
3. Clearly communicate to the community at large and by 1 and 2 above foster a sense of trust and ownership in civic engagement processes
4. Continue to build capacity for continuing dialogue for formal and informal community leaders

-Mining the Future: A Vision for Canmore

Summary

The Civic Engagement and Leadership section does not have the same framework of measurement-based indicators as per the other sections of this report. Therefore the summary results are reported in a different fashion in this table since this indicators section focuses primarily on initiatives and actions that were undertaken by the Town of Canmore and its partners in the community.

Overall, the Town of Canmore has taken new directions with regard to civic engagement and leadership in recent years, beginning with the development of Mining the Future: A Vision for Canmore and the Community Sustainability Plan (CSP).

Civic Engagement and Leadership Indicators - 2006-2010 Summary	
Section	Comments
Civic Engagement	The Town of Canmore embarked on several major community engagement initiatives during this period, including the completion of the Mining the Future Vision and the creation of the VisionKeepers group, the CSP (rescinded) and public consultation surrounding the Multiplex project (now under construction).
Voter Participation	Voter turnout in municipal elections increased from 2,211 in 2007 to 3,783 in 2010.
Municipal Sustainability Initiatives	The Town of Canmore led, and participated in a number of significant initiatives including: <ul style="list-style-type: none"> • Sustainable Action Canmore • Sustainable Economic Development and Tourism Strategy • Town of Canmore Non-Permanent Resident Impacts Study • Environmental Sustainability Action Plan • Bow Valley Transit Initiative • Fair Trade Community
Reporting/Monitoring Process	Municipal and community actions continued to be reported through the Canmore Community Monitoring Report and the Town of Canmore Annual Report. The municipal Canmore Census continued to gather demographic data about the community.

1. Civic Engagement

The Mining the Future Vision of Canmore sets a goal that the Town shall “develop and refine ways for the citizens of Canmore to engage in public policy processes that move well beyond open houses and public hearings” (Town of Canmore, 2006). The Town of Canmore has made community engagement a strategic priority with the intent of changing the status quo and improving the ways in which decisions are made and providing information to the public about decisions that impact the community.

Observations/Community Initiatives:

Town Council and Committees

1. While the Vision encourages the participation of the community in the policy process, the Town of Canmore also provides opportunities for citizens to directly contribute in an official capacity through serving on Council or one of the Town’s boards or committees.
2. Town Council is composed of one mayor and six councillors who hold office for three year terms. Council provides leadership, establishes budget levels, policies, and priorities for the municipal government.
3. Opportunities for public membership are also provided on the following Town boards and committees. Council appoints the appropriate number of citizens to each board or committee each year:
 - Assessment Review Board
 - Bow Valley Regional Housing
 - Canmore Library Board
 - Canmore Planning Commission
 - Community Services Advisory Committee
 - Community Public Art Committee
 - Environmental Advisory Review Committee
 - Subdivision and Development and Appeal Board
 - Vision Keepers Group
 - Canmore Policing Committee (established in 2010)
 - Teepee Town Task Force
 - Canmore Economic Development Authority
 - Canmore Community Housing Corporation

Additional information about the Town of Canmore’s boards and committees is available from: <http://canmore.ca/Boards-and-Committees/>

Community Engagement and Information Policy

4. As outlined by the Mining the Future Vision, the citizens of Canmore expressed a need to have greater and more meaningful input into the decision making process of the community. To further that end, a Community Engagement and Information Policy was adopted in December 2007. The policy provides guidance on when and

how to seek input from the public via a formalized structure. It is based on the principle that informed community input will lead to better decisions, and that communities have a right and a responsibility to be involved in decisions that affect them (Town of Canmore, 2007).

Mining the Future: A Vision for Canmore

5. Since the adoption of the Mining the Future Vision, the Town of Canmore has incorporated the vision into municipal processes and realigned working practices to fit Mining the Future principles. Staff reports, the 2010-2012 Town of Canmore Business Plan (Town of Canmore, 2010f) and municipal activities were all restructured to align with the Vision.
6. To assist Council with the implementation of the Vision, an additional Town committee was created in 2007. The “Vision Keepers” group was formed as an advisory body (it does not dictate policy decisions). Its mission is to help to ensure that the Vision is reflected in the growth and development of the community. More information about the Vision Keepers is available at: <http://www.canmore.ca/Boards-and-Committees/Vision-Keepers-Group/>

Community Sustainability Plan (CSP)

7. Following the adoption of the 2006 Mining the Future Vision, the Town engaged the community in providing input to the development of a Community Sustainability Plan (CSP). The CSP was intended to integrate the community Vision with municipal planning, and was to serve as the update to the 1998 Municipal Development Plan (which is a required document under the Alberta Municipal Government Act). In 2009 the process of developing the document was halted and Council rescinded the draft CSP, for reasons beyond the control of Council.

Signposts to Sustainability (S2S)

8. Signposts to Sustainability (S2S): The document contains the community input gathered during the CSP engagement process. The S2S document was written to provide Town Council with a citizen's based view on sustainability issues facing the town (Town of Canmore, 2010g).

Multiplex Project

9. Beginning in 2008, the Town of Canmore invited public input into the proposed use of \$31 million in provincial Municipal Sustainability Initiative (MSI) funding. The conclusion of this civic engagement process was the decision to move forward with the construction of the Multiplex project. The new facility will feature an aquatics centre, library, climbing wall, and multi-use community spaces. Construction on the project began at the end of March 2011. Updates regarding the Multiplex are available from the Town of Canmore: <http://www.canmore.ca/News-and-Publications/Latest-News/Multiplex-Update.html>.

Council Candidate Plan

10. In 2010 a Council Candidate Plan was developed to encourage residents to run for Council, but also to ensure that they fully understand and appreciate what is involved in running for public office, and what their roles and responsibilities will be. The guide for Potential Candidate Information for Canmore Town Council is available from the Town of Canmore website at:

http://www.canmore.ca/index.php?option=com_docman&task=doc_download&gid=1892&Itemid=

Waste Management and Recycling

11. The Town of Canmore has sought public feedback on proposed changes to waste management and recycling programs. Recent public engagement including: The plan to expand and enhance the Materials Recycling Centre at the Boulder Crescent Depot was abandoned based on strong citizen feedback and concerns about the expansion. In 2010, the Town held a public consultation session regarding the planned Enhanced Recycling Program. In 2011, the Town engaged in business and building owner consultations regarding the planned changes to the downtown waste collection system.

Recreation Facility Allocation

12. The Town of Canmore holds annual ice, aquatics and parks user group meetings. The meetings are to ensure users are consulted and given the opportunity to collaborate amongst groups prior to the annual allocation of facility usage.

Interpretation:

1. The Town of Canmore embarked upon a significant update and realignment of the community's guiding documents and methods of civic engagement through the multi-year Mining the Future and CSP processes. Although the CSP was rescinded, a summary of community feedback was retained through the Signposts to Sustainability document.
2. The community and user group feedback and engagement process helped to guide the direction of the design of the Multiplex project. Construction of the Multiplex project is now (April 2011) underway. It is the biggest municipal project in the history of Canmore, and is expected to be a significant contributor to recreation, tourism, and the social fabric of the community.

2. Voter Participation

Voter turnout is the percentage or number of eligible voters who cast a ballot in an election. High voter turnouts may be indicative of strong interest or public participation in the political system. Low turnout may indicate a variety of problems including lack of interest in the issues, apathy, or disenchantment with the political process. The Mining the Future Vision of Canmore aspires to a “broad-based electorate that is empowered to vote”. Tracking voter participation is one indicator of citizen participation in the public process.

Observations:

1. An accurate calculation of the percent of eligible voters turning out for municipal elections is not possible, since Canmore does not enumerate (and is not required to do so) for eligible voters. The number of ballots cast has varied widely between elections, with a low of 2,211 ballots in the 2007 election and a high of 3,783 in the 2010 municipal election (Alberta Municipal Affairs, 2010b).

Municipal Elections Voter Participation	Ballots Cast*
2001	2,946
2004	3,461
2007	2,211
2010	3,783
*an accurate calculation of % voter turnout is not possible	

Source: (Alberta Municipal Affairs, 2010b)

Interpretation:

1. The variable rates of voter turnout indicates that while people have the right to vote, they are not always interested in doing so, or not interested enough to take the time to vote. This could be due to a number of reasons, but likely indicates that sometimes they do not feel that the results of the election are important, or that it will make a difference in their lives.
2. In general younger persons tend to have lower rates of voter participation. Elections Canada reports that Canada’s youth often feel that “there is little in politics that relates to them” (Elections Canada, 2008 & Leger Marketing, 2008). The lack of involvement of youth in the political process is a concern, both for current elections and for the future as well.

3. Municipal Sustainability Initiatives

The Town of Canmore has shown leadership by undertaking community sustainability initiatives that engage the residents and take a holistic or “whole community” view of sustainability. This section showcases initiatives that show civic and sustainability leadership and which represent a direct implementation of the Vision; and the Natural Step, which provides a framework and definition of sustainability which the Town has built their guiding documents, programs, and initiatives upon.

Detailed information of many of the actions and outcomes of the environmental, social, and economic sustainability initiatives are provided in relevant sections of the document. The Mining the Future Vision and CSP consultation processes are discussed in the section above on Civic Engagement. Municipal sustainability initiatives are divided into the following categories:

- a) Civic Leadership
- b) Economic
- c) Environmental
- d) Social

Observations/Community Initiatives:

a) Civic Leadership

Mining the Future: A Vision for Canmore

1. Mining the Future: a Vision for Canmore (Town of Canmore, 2006) was crafted with the participation of over 600 participants. It identified key community values and principles, and goals and criteria to achieve the Vision of the community. A copy of the Vision is available for download from the Town of Canmore’s website: http://canmore.ca/index.php?option=com_docman&task=doc_download&gid=72

The Natural Step to a Sustainable Canmore

2. In 2002, the Town of Canmore Council unanimously passed a resolution adopting The Natural Step (TNS) framework. TNS includes a science-based definition of sustainability and, four “system conditions” for sustainability, and a methodology for moving towards sustainability. (See www.naturalstep.ca for more information.). In 2004 the Biosphere Institute of the Bow Valley coordinated the funding and logistics of a The Natural Step to a Sustainable Canmore training program for the Town of Canmore and other Early Adopter organizations. Case studies of the Early Adopter organizations (including the Town of Canmore) are available at: <http://www.biosphereinstitute.org/?q=p-natural-step-case>.
3. Following the initial training program, the Town of Canmore has integrated the principles of TNS throughout municipal documents and operations. TNS principles and concepts have been utilized in the development of subsequent initiatives such as the Mining the Future: A Vision of Canmore, the Community Sustainability Plan,

and the Sustainability Screening Reports. Details of the proposed and completed initiatives as part of the Natural Step to a Sustainable Canmore are available at: <http://www.canmore.ca/municipal-sustainability/civic-leadership/the-natural-step.html>.

Sustainable Action Canmore (SAC)

6. The Town of Canmore and the Biosphere Institute of the Bow Valley partnered together to deliver this innovative community based social marketing campaign. In 2009/10 the SAC team visited every home in Canmore, asking residents to help move the community towards a more sustainable tomorrow by taking one or more concrete actions to reduce their energy use, water consumption, waste generation, or green house gas emissions. More information on the program is available from the Town of Canmore: <http://canmore.ca/Municipal-Sustainability/Civic-Leadership/Sustainable-Action-Canmore.html> or from the Biosphere Institute of the Bow Valley: <http://www.biosphereinstitute.org/?q=p-sac>

Sustainability Screening Reports (SSR)

7. The Sustainability Screening Report (SSR) process was adopted by the Town of Canmore in 2007 to ensure that significant development projects will benefit the community. Through this process, proposed developments must show how they relate to the Foundational Values and Guiding Principles of Mining the Future: A Vision for Canmore. Only after an SSR is accepted will further applications for the project be considered. Full details of the SSR process is available on the Town of Canmore's website: <http://www.canmore.ca/Municipal-Sustainability/Sustainability-Screening-Reports/>

b) Economic

Sustainable Purchasing Guidelines

1. To further move Canmore towards its goal of becoming a more sustainable community, the Town of Canmore developed Sustainable Purchasing Guidelines and resource tools to help purchasers make more informed choices. The guidelines are available for viewing at: <http://www.canmore.ca/Municipal-Sustainability/Economic/Sustainability-Purchase-Guidelines.html>

Sustainable Economic Development and Tourism Strategy

2. In 2009/10, the Town of Canmore and their consulting team collaborated with working groups of community volunteers (a Task Committee, Economic Development Group, and a Tourism Group) to develop the Sustainable Economic Development and Tourism Strategy. The Strategy was developed within the framework of the Vision, Values, and Guiding Principles of the Mining the Future: Vision for Canmore (Western Management Consultants, 2010).

Town of Canmore Non-Permanent Resident Impacts Study

3. The significance of the “second home” phenomenon is greater in Canmore than anywhere else in Alberta. The 2008 Canmore Second Home Survey (McNichol, and Sasges 2008) provided a detailed picture of the non-permanent population. To better understand the municipal fiscal impacts of the non-permanent resident population, the Town of Canmore commissioned an analysis. The study examined the net fiscal impacts of the non-permanent population on municipal operating costs, and concluded that their properties generate sufficient revenues to cover their costs. However, the large proportion of non-permanent residents does have an adverse impact on the Province’s municipal grant and education requisition funding structures. The study also highlights the major influence non-permanent residents have on the local economy and real estate market (Nichols Applied Management, 2009).

c) Environmental

Solar Initiatives

4. In 2008 the Town of Canmore launched a 1 kW electric (PV) solar panel array on top of the Biosphere Resource Centre. The panels are part of the Alberta Solar Showcase, which is a municipal demonstration project across the Province. The project has yielded significant results in terms of streamlining solar project approvals with both governments and regulatory agencies. More information about the project is available at: <http://www.biosphereinstitute.org/?q=o-solar>
5. As of 2009, the Town of Canmore had installed five new solar powered hot water systems at the Recreation Centre, FireHall, Public Works, Civic Centre, Seniors Centre (Town of Canmore, 2010h).

Environmental Sustainability Action Plan (ESAP)

3. In 2010, Council approved the new Town of Canmore Environmental Sustainability Action Plan (ESAP). The ESAP was developed to update, integrate and expand the Town’s strategies and initiatives related to environmental stewardship and to ensure effective implementation of the Mining the Future Vision as it relates to environmental stewardship. Under ESAP, the Town’s Environmental Care Programs were consolidated under one plan using the Natural Step as a common framework. More information about the ESAP is available at: <http://www.canmore.ca/Municipal-Sustainability/Environmental/Environmental-Sustainability-Action-Plan-ESAP.html>

Bow Valley Transit Initiative

4. The Town of Canmore is working with other municipalities and partners in the Bow Valley to create a Regional Transit Services Commission. The purpose of the Commission would be to enhance existing transit services and introduce new services to the Bow Valley for residents and visitors. As of April 2011 the partners are in the process of seeking provincial approvals for the commission and moving forward on grant funding for inter-municipal transit between Canmore and Banff. More information is available at: <http://canmore.ca/Municipal-Sustainability/Environmental/Bow-Valley-Transit-Initiative.html>

Rain Barrels

5. Volunteers from Canmore in Bloom fabricate rain barrels which are offered to sale to the public through the Town of Canmore Parks Department. The rain barrels collect water for gardening or other purposes and are an excellent low-cost way to promote water conservation. More information is available at: <http://canmore.ca/Municipal-Sustainability/Environmental/Rain-Barrels.html>

d) Social

Comprehensive Housing Action Plan (CHAP)

1. Since the early 1990's the Town of Canmore has been working to address the need for affordable housing in the community. In 2008 the Town of Canmore and stakeholders developed a plan to meet the community needs for a broad continuum of housing. Details of the CHAP are available from: <http://www.canmore.ca/Municipal-Sustainability/Social/Comprehensive-Housing-Action-Plan.html>

Fair Trade Community

2. The Town of Canmore was designated as a Fair Trade Town in 2010. A Fair Trade Town (<http://www.transfair.ca/>) is committed to supporting the principles of Fair Trade, and to encourage citizens to make ethical and sustainable choices. Participating businesses can be identified by the stickers and labels at their doors. A listing of participating businesses is available on the Town of Canmore Website: <http://canmore.ca/Municipal-Sustainability/Social/Fair-Trade-Community.html>.

Interpretation:

Specific details of many of the environmental and sustainability initiatives are outlined in the Environmental Stewardship section of this report. The Environmental Sustainability Action Plan, The Natural Step, Mining the Future Vision, CSP, and initiatives such as the SSR demonstrate sustainability leadership in the larger community context. These provide direct and concrete manifestations of sustainability, moving it from a concept towards a reality.

4. Reporting/Monitoring Process

Monitoring progress and reporting to the community are important components of civic engagement and leadership. The Mining the Future Vision specifies a requirement to: “monitor and evaluate the Town of Canmore’s decisions to ensure the community’s long-term vision is upheld over time”. Currently there are two mechanisms to monitor and report on these decisions and changing conditions in the community: the Town of Canmore’s Annual Report, and the Canmore Community Monitoring Report.

Observations and Community Initiatives:

1. In 2007 the Town of Canmore issued the first in a series of Annual Reports to inform the community of the municipality’s activities and progress in each of its Service Areas. The 2008 and 2009 Annual Reports are available from the Town’s website at <http://canmore.ca/news-and-publications.html>.
2. 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 CCMP 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. The first document was published in 1999 and was originally known as the “Thresholds & Monitoring Program”, and the name was changed to the Canmore Community Monitoring Program for the 2001 report. This edition is the 6th iteration of the report. The latest edition of the Community Monitoring Report is available from the Town’s website at <http://canmore.ca/Service-Areas/Community-Enrichment/>, while links to the previous editions are available from: <http://www.biosphereinstitute.org/?q=r-com-indicators>. Editions of the Community Monitoring Report are as follows:
 - 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
 - Canmore Community Monitoring Program 2003 Report
 - Canmore Community Monitoring Program 2006 Report
 - Canmore Community Monitoring Program 2008 Report
3. In addition to the Annual Reports and CCMP, the Town of Canmore conducts a municipal census annually, or bi-annually depending on need. This document contains a wealth of demographic and economic information about the community. Current and previous editions are available for download at: <http://canmore.ca/news-and-publications.html>.

Interpretation:

1. Clearly defined and measurable community strategies, goals, actions, and targets are critical to a successful monitoring program. The development of these through such plans as ESAP (Town of Canmore, 2010d) or the Sustainable Economic Development and Tourism Strategy (Western Management Consultants, 2010) provides a measurable indicators framework with which to monitor trends relative to Mining the Future. The Town of Canmore has embarked on a related process for its own Business Plan (Town of Canmore, 2010f), as the Vision presented in Mining the Future is being distilled into specific targeted goals which help guide the direct actions of the corporate activities of the Town of Canmore.

Recommendation:

1. To better facilitate the integration of indicators and the Mining the Future Vision, a set of clearly defined and measurable community strategies, goals, actions, and targets are needed for all five Pillars of the Mining the Future Vision.

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Appendices

The following appendices contain the full data sets used to create the graphs contained in the report, and supplementary materials that were too lengthy to include in the main text.

Appendix A: Identity

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	2008	2009
Less than 1 Year	1,137	1,384	1,287	1,344	1,540	1,452	1,544	1,508	1,361	1,478	1,276	1,367
Percent of Total	14.9%	16.5%	14.3%	13.8%	15.0%	13.8%	14.2%	13.2%	11.9%	12.7%	10.6%	11.2%
1 to 2 Years	1,337	1,423	1,807	1,822	1,763	1,579	1,562	1,633	1,454	1,366	1,806	1,560
Percent of Total	17.5%	17.0%	20.0%	18.8%	17.2%	15.0%	14.4%	14.3%	12.7%	11.8%	15.0%	12.8%
3 to 5 Years	1,699	1,760	1,793	2,012	2,083	2,228	2,309	2,138	2,030	1,957	1,911	2,192
Percent of Total	22.3%	21.0%	19.9%	20.7%	20.3%	21.2%	21.3%	18.7%	17.7%	16.9%	15.9%	17.9%
6 to 10 Years	1,386	1,604	1,665	1,975	2,151	2,215	2,327	2,574	2,458	2,313	2,187	2,286
Percent of Total	18.2%	19.1%	18.5%	20.3%	21.0%	21.1%	21.5%	22.5%	21.5%	19.9%	18.2%	18.7%
More than 10 Years	1,795	2,225	2,023	2,274	2,425	2,542	2,867	3,269	3,643	3,681	4,004	4,292
Percent of Total	23.5%	26.5%	22.4%	23.4%	23.7%	24.2%	26.4%	28.5%	31.8%	31.7%	33.4%	35.1%
Unknown	278	0	440	284	277	501	234	336	496	804	821	529
Percent of Total	3.6%	0.0%	4.9%	2.9%	2.7%	4.8%	2.2%	2.9%	4.3%	6.9%	6.8%	4.3%
Total	7,632	8,396	9,015	9,711	10,239	10,517	10,843	11,458	11,442	11,599	12,005	12,226

Migration	1995	1996	1997	1998	1999	2000	2001	2003*	2005*	2006	2008*	2009
Permanent Population	7,632	8,396	9,015	9,711	10,239	10,517	10,843	11,458	11,442	11,599	12,005	12,226
# of Births	127	127	156	128	128	154	124	142	131	135	133	135
# of Deaths	29	26	41	29	29	43	45	47	30	54	39	38
In-Migration	1,010	1,257	1,131	1,216	1,412	1,298	1,420	1,366	1,230	1,343	1,143	1,233
Net Annual Pop.Change	471	764	619	696	528	278	326	308	-8	157	203	111
Out-Migration	637	594	627	619	983	1,131	1,173	1,154	1,339	1,267	1,034	1,218
In-Migration (%)	13.2%	15.0%	12.5%	12.5%	13.8%	12.3%	13.1%	11.9%	10.7%	11.6%	9.5%	10.1%
Out-Migration (%)	8.3%	7.1%	7.0%	6.4%	9.6%	10.8%	10.8%	10.1%	11.7%	10.9%	8.6%	10.0%
Net Migration (%)	4.9%	7.9%	5.6%	6.1%	4.2%	1.6%	2.3%	1.9%	-1.0%	0.7%	0.9%	0.1%
Net Population Growth (%)	6.5%	10.0%	7.4%	7.7%	5.4%	2.7%	3.1%	2.8%	-0.1%	1.4%	1.8%	0.9%
Population Turnover	23.6%	23.9%	21.7%	20.5%	24.9%	25.0%	25.5%	23.6%	23.9%	24.1%	19.6%	21.5%
Population Turnover Rate per 1,000	215.8	220.5	195.0	189.0	233.9	231.0	239.1	219.9	224.5	225.0	181.3	200.5

*2003, 2005 & 2008 estimated at 50% of 2 year growth rate; birth/death rate for 2009 estimated at the mean for 1995-2008

Source: (Town of Canmore, 2009a, Alberta Vital Statistics, 2009)

2. Permanent Population: Age Structure

Age Structure	1995	1996	1997	1998	1999	2000	2001	2003	2005	2006	2008	2009
0 - 4 years	622	650	647	679	630	630	616	632	584	561	614	614
% of Total	8.1%	7.7%	7.2%	7.0%	6.2%	6.0%	5.7%	5.5%	5.1%	4.8%	5.1%	5.0%
5 - 9 years	576	638	648	712	740	689	692	668	605	575	556	587
% of Total	7.5%	7.6%	7.2%	7.3%	7.2%	6.6%	6.4%	5.8%	5.3%	5.0%	4.6%	4.8%
10 - 14 years	589	611	621	644	637	701	727	742	690	634	583	589
% of Total	7.7%	7.3%	6.9%	6.6%	6.2%	6.7%	6.7%	6.5%	6.0%	5.5%	4.9%	4.8%
15 - 19 years	349	427	498	546	601	658	722	720	731	670	713	687
% of Total	4.6%	5.1%	5.5%	5.6%	5.9%	6.3%	6.7%	6.3%	6.4%	5.8%	5.9%	5.6%
20 - 24 years	409	470	657	682	801	816	917	891	946	928	880	846
% of Total	5.4%	5.6%	7.3%	7.0%	7.8%	7.8%	8.5%	7.8%	8.3%	8.0%	7.3%	6.9%
25 - 34 years	1,509	1,710	1,808	1,939	2,008	1,815	1,928	2,065	1,906	1,953	2,027	2,136
% of Total	19.8%	20.4%	20.1%	20.0%	19.6%	17.3%	17.8%	18.0%	16.7%	16.8%	16.9%	17.5%
35 - 44 years	1,779	1,869	1,966	2,198	2,310	2,150	2,171	2,123	2,036	1,994	1,918	1,971
% of Total	23.3%	22.3%	21.8%	22.6%	22.6%	20.4%	20.0%	18.5%	17.8%	17.2%	16.0%	16.1%
45 - 54 years	722	850	967	1,130	1,243	1,372	1,523	1,804	1,927	1,844	1,987	2,027
% of Total	9.5%	10.1%	10.7%	11.6%	12.1%	13.1%	14.1%	15.7%	16.8%	15.9%	16.6%	16.6%
55 - 64 years	448	487	479	510	548	625	648	832	933	975	1,206	1,326
% of Total	5.9%	5.8%	5.3%	5.3%	5.4%	5.9%	6.0%	7.3%	8.2%	8.4%	10.0%	10.8%
65 - 69 years	214	224	209	226	226	224	234	255	272	286	304	351
% of Total	2.8%	2.7%	2.3%	2.3%	2.2%	2.1%	2.2%	2.2%	2.4%	2.5%	2.5%	2.9%
70 - 105 years	338	389	374	424	447	460	506	553	579	623	620	629
% of Total	4.4%	4.6%	4.2%	4.4%	4.4%	4.4%	4.7%	4.8%	5.1%	5.4%	5.2%	5.1%
Unknown	77	71	141	21	48	377	159	173	233	556	597	463
% of Total	1.0%	0.9%	1.6%	0.2%	0.5%	3.6%	1.5%	1.5%	2.0%	4.8%	5.0%	3.8%
Total	7,632	8,396	9,015	9,711	10,239	10,517	10,843	11,458	11,442	11,599	12,005	12,226

Source: (Town of Canmore, 2009a)

3. Non-Permanent Population

Non-Permanent Population	1995	1996	1997	1998	1999	2000	2001	2003*	2005*	2006	2008*	2009
Non-Perm. Pop.	1,153	1,257	1,468	1,613	1,763	1,955	2,273	2,763	3,790	4,818	5,567	5,744
Inter-Census Change	143	104	211	145	150	192	318	490	1,027	1,028	749	177
Net Annual Change	143	104	213	145	150	192	318	245	514	1,028	375	177
Annual Rate of Change	14.2%	9.0%	16.8%	9.9%	9.3%	10.9%	16.3%	10.8%	18.6%	27.1%	7.8%	3.2%
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	17,572	17,970
% of Total Population	13.1%	13.0%	14.0%	14.2%	14.7%	15.6%	17.3%	19.4%	24.9%	29.3%	31.7%	32.0%
Non-Perm. Pop. Occupancy of Dwelling Units	513	559	633	741	767	865	960	1,041	1,599	1,823	2,000	2,070
% of Occupied Dwellings	15.4%	15.5%	16.3%	17.5%	17.1%	18.4%	19.2%	19.1%	26.2%	28.2%	29.1%	29.1%
*estimated at 50% of 2 year growth rate												

Source: (Town of Canmore, 2009a)

4. Family Composition

Families with Children in School	1995	1996	1997	1998	1999	2000	2001	2003	2005	2006	2008	2009
Double Parent	932	1,069	1,095	1,167	1,193	1,196	1,210	1,233	1,171	1,118	1,162	1,160
% Double	87.4%	85.3%	84.7%	86.4%	85.2%	83.8%	83.4%	81.3%	80.5%	79.0%	83.6%	81.9%
Single Parent	134	185	198	183	208	232	241	284	284	297	228	256
% Single	12.6%	14.8%	15.3%	13.6%	14.9%	16.3%	16.6%	18.7%	19.5%	21.0%	16.4%	18.1%
# of Children of Single Parent Families	213	299	229	276	319	333	375	426	355	369	397	350

Source: (Town of Canmore, 2009a)

Appendix B: Economic Sustainability

1. Employment Status of Adults

Employment Status of Adults	1995	1996	1997	1998	1999	2000	2001	2003	2005	2006	2008	2009
Full Time	3,587	4,002	4,545	4,857	5,293	5,382	5,643	5,919	5,993	6,028	6,327	6,257
% of Total	65.1%	65.5%	67.4%	66.7%	68.2%	66.3%	67.7%	66.2%	65.3%	64.1%	63.3%	61.8%
Part Time	399	504	516	633	674	662	695	781	851	830	959	1,056
% of Total	7.2%	8.2%	7.6%	8.7%	8.7%	8.2%	8.3%	8.7%	9.3%	8.8%	9.6%	10.4%
Seasonal	119	165	141	192	157	175	258	203	284	215	186	230
% of Total	2.2%	2.7%	2.1%	2.6%	2.0%	2.2%	3.1%	2.3%	3.1%	2.3%	1.9%	2.3%
Retired	733	785	796	830	859	954	970	1,086	1,111	1,184	1,285	1,322
% of Total	13.3%	12.8%	11.8%	11.4%	11.1%	11.8%	11.6%	12.1%	12.1%	12.6%	12.9%	13.1%
Homemaker	335	345	316	277	334	311	335	319	321	259	263	277
% of Total	6.1%	5.6%	4.7%	3.8%	4.3%	3.8%	4.0%	3.6%	3.5%	2.8%	2.6%	2.7%
Unemployed	109	107	97	225	153	149	168	208	146	153	179	267
% of Total	2.0%	1.8%	1.4%	3.1%	2.0%	1.8%	2.0%	2.3%	1.6%	1.6%	1.8%	2.6%
Other	22	28	31	44	59	38	43	79	79	83	115	169
% of Total	0.4%	0.5%	0.5%	0.6%	0.8%	0.5%	0.5%	0.9%	0.9%	0.9%	1.2%	1.7%
Adult Student	49	41	76	41	25	61	69	106	91	48	60	97
% of Total	0.9%	0.7%	1.1%	0.6%	0.3%	0.8%	0.8%	1.2%	1.0%	0.5%	0.6%	1.0%
Unknown	153	135	230	184	208	380	152	244	304	605	615	447
% of Total	2.8%	2.2%	3.4%	2.5%	2.7%	4.7%	1.8%	2.7%	3.3%	6.4%	6.2%	4.4%
Total	5,506	6,112	6,748	7,283	7,762	8,112	8,333	8,945	9,180	9,405	9,989	10,122

Source: (Town of Canmore, 2009a)

Unemployment Rate	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005*	2006*	2007*	2008	2009	2010
ER 4840 (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%	n/a	n/a	n/a	2.0%	5.3%	5.3%
Alberta	7.8%	6.9%	5.8%	5.6%	5.7%	5.0%	4.6%	5.3%	5.1%	4.6%	3.9%	3.4%	3.5%	3.6%	6.6%	6.5%
Canada	9.5%	9.5%	9.5%	8.8%	7.9%	6.7%	6.8%	7.6%	7.6%	7.2%	6.8%	6.3%	6.0%	8.6%	8.3%	8.0%

* - Suppressed to meet confidentiality restrictions. **Source:** (Statistics Canada 2010a)

2. Employment by Industry

Employment by Industry	1995	1996	1997	1998	1999	2000	2001	2003	2005	2006	2008	2009
Agriculture & Forestry	25	24	39	47	35	38	47	41	69	67	78	43
% of Total	0.6%	0.5%	0.7%	0.8%	0.6%	0.6%	0.7%	0.6%	0.9%	0.9%	1.0%	0.5%
Mining & Oil	93	87	127	132	113	123	131	168	194	226	219	259
% of Total	2.2%	1.8%	2.3%	2.2%	1.8%	1.9%	1.9%	2.3%	2.6%	2.9%	2.7%	3.2%
Manufacturing	201	245	140	172	190	145	195	244	177	158	176	160
% of Total	4.7%	5.1%	2.5%	2.9%	3.0%	2.2%	2.9%	3.1%	2.4%	2.0%	2.2%	2.0%
Construction	472	523	661	719	758	706	720	855	851	901	1199	1,038
% of Total	11.1%	10.9%	12.0%	12.2%	11.9%	10.7%	10.6%	11.9%	11.4%	11.6%	14.7%	12.9%
Transportation, Communication, Utilities	233	244	263	298	290	310	328	301	368	387	352	296
% of Total	5.5%	5.1%	4.8%	5.1%	4.6%	4.7%	4.9%	4.2%	4.9%	5.0%	4.3%	3.7%
Retail-Wholesale Trade	445	543	560	587	644	637	676	682	702	688	692	737
% of Total	10.5%	11.3%	10.1%	10.0%	10.1%	9.6%	10.0%	9.5%	9.4%	8.9%	8.5%	9.1%
Financial, Insurance, Real Estate	148	170	187	232	240	226	248	293	301	318	365	366
% of Total	3.5%	3.5%	3.4%	3.9%	3.8%	3.4%	3.7%	4.1%	4.0%	4.1%	4.5%	4.5%
Professional Services	205	272	328	365	420	440	466	494	547	541	473	558
% of Total	4.8%	5.7%	5.9%	6.2%	6.6%	6.7%	6.9%	6.9%	7.3%	7.0%	5.8%	6.9%
Government	369	405	342	336	370	377	364	375	383	399	367	379
% of Total	8.7%	8.4%	6.2%	5.7%	5.8%	5.7%	5.4%	5.2%	5.1%	5.2%	4.5%	4.7%
Education, Health, Social Services	553	573	578	736	689	700	868	964	958	946	998	
% of Total	13.0%	11.9%	10.5%	12.5%	10.9%	10.6%	12.8%	13.4%	12.8%	12.2%	12.2%	0.0%
Education												419
% of Total												5.2%
Accommodation & Food	729	835	1,139	1,203	1,356	1,371	1,439	1,363	1,433	1,351	1,288	1,424
% of Total	17.1%	17.4%	20.6%	20.4%	21.4%	20.8%	21.3%	19.0%	19.2%	17.4%	15.8%	17.7%
Personal Services	608	729	665	804	987	1,095	1,087	1,154	976	924	986	1,020
% of Total	14.3%	15.2%	12.0%	13.6%	15.6%	16.6%	16.1%	16.1%	13.1%	11.9%	12.1%	12.7%
Health and Wellness												686
% of Total												8.5%
Professional Athlete												54
% of Total												0.7%
Other	32	19	106	78	45	69	56	39	168	146	155	121
% of Total	0.8%	0.4%	1.9%	1.3%	0.7%	1.0%	0.8%	0.5%	2.3%	1.9%	1.9%	1.5%
Unknown	145	139	392	190	211	369	141	221	354	702	816	500
% of Total	3.4%	2.9%	7.1%	3.2%	3.3%	5.6%	2.1%	3.1%	4.7%	9.1%	10.0%	6.2%
Total	4,258	4,808	5,527	5,889	6,348	6,606	6,766	7,174	7,481	7,754	8,164	8,060

Source: (Town of Canmore, 2009a)

5. Business License Registry

Number of Businesses Registered	2000	2001	2002	2003	2004	2005	2007	2008	2009	2010
Resident	498	521	556	598	589	589	581	620	592	597
Home Occupations	392	390	388	502	503	601	520	626	594	581
Hawker / Mt. Market	20	17	11	14	12	14	23	16	78	78
Micro							68			
Non-Resident	202	246	293	384	321	371	310	348	242	202
Specialized Service	0	0	0	0	1	1	0	0	8	1
Total	1,112	1,174	1,248	1,498	1,426	1,576	1,502	1,610	1,514	1,459

Source: (CEDA, 2010a)

6. 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
2006	267	208	45	8	6
2007	227	178	45	4	0
2008	194	142	47	2	1
2009	204	153	43	8	0
2010	175	144	28	2	1

Source: (Town of Canmore, 2010b)

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
2006	\$200,441,038	\$118,957,331	\$64,423,682	\$15,898,025	\$1,162,000
2007	\$220,612,848	\$139,029,584	\$65,342,264	\$16,241,000	\$0
2008	\$101,281,760	\$85,411,760	\$14,118,000	\$902,000	\$850,000
2009	\$33,291,550	\$25,858,550	\$5,182,000	\$2,251,000	\$0
2010	\$38,297,000	\$28,357,000	\$9,342,000	\$578,000	\$20,000

Source: (Town of Canmore, 2010b)

7. Tourism Industry

Total Visits to the Canadian Rockies TDR (000's)					
Source of Visitor	Alberta	Other Canada	US	Overseas	Total
1998	1,630	409	588	561	3,188
1999	1,970	346	564	574	3,454
2000	1,765	326	551	573	3,215
2001	1,950	411	518	656	3,535
2002	2,076	417	513	579	3,585
2003	1,540	300	400	430	2,670
2004	1,730	380	410	520	3,040
2005*					
2006	1,730	270	370	530	2,900
2007	2,120	280	370	560	3,330
2008	2,200	250	260	520	3,230

Source: (Alberta Tourism, Parks and Recreation, 2010a)

Visitation - Travel Alberta Visitor Centre in Canmore				
Year	# of Visiting Parties			Total Visitors
	Alberta	Out of Province	Total	
2006	n/a	n/a	24,125	n/a
2007	n/a	n/a	24,710	n/a
2008	18,949	3,644	22,593	56,483
2009	19,471	3,250	22,721	56,803
2010	14,348	2,197	16,545	41,363

Source: (Tourism Canmore Kananaskis, 2011)

8. Tourist Accommodations and Occupancy Rates

Occupancy Rates:	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Hotel Units	63%	60%	58%	52%	55%	60%	59%	59%	57%	44%	50%
Hotel/Motel Units					58%	44%	50%	56%	54%	45%	46%
Condo/Suite Units											

Source: (CHLA, 2010b)

Appendix C: Social Fabric

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
2007	116
2009	117

*After 2001 'for profit' listings were removed from the listings

Source: (Town of Canmore, 2011a)

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
2006	5,898	141,159	12.2	11,599
2007	6,427	148,647	12.6	11,782
2008	7,289	152,491	12.7	12,005
2009	8,693	163,833	13.4	12,226

*2000 figures not available due to database problems

Source: (Canmore Public Library, 2010)

2008	Public Library Statistics				Per Capita (Permanent Residents)		
	Population	Card Holders	Materials	Circulation	Card Holders	Materials	Circulation
Canmore	12,039	7,289	58,772	152,491	60.5%	4.9	12.7
Cochrane	14,653	3,179	35,809	99,481	21.7%	2.4	6.8
Hinton	9,769	2,938	29,724	62,483	30.1%	3.0	6.4
Okotoks	19,996	14,380	51,383	286,788	71.9%	2.6	14.3
Banff	8,721	3,583	34,833	99,194	41.1%	4.0	11.4
Alberta	3,157,871	1,268,455	9,977,826	35,777,313	40.2%	3.2	11.3

Source: (Alberta Municipal Affairs, 2010a)

4. Responses to Food Need

Bow Valley Food Bank - Canmore Hamper Distribution								
Year	Total Hampers	Adults	Children	Total People	Permanent Population	People Served as a % of Permanent Population	# of Hampers per Permanent Resident	Hampers per 1,000
1994/5	132	171	101	272	7,127	3.8%	0.019	18.5
1995/6	145	190	83	273	7,632	3.6%	0.019	19.0
1996/7	356	287	91	378	8,396	4.5%	0.042	42.4
1997/8	310	220	78	298	9,015	3.3%	0.034	34.4
1998/9	362	301	79	380	9,711	3.9%	0.037	37.3
1999/0	370	278	76	354	10,239	3.5%	0.036	36.1
2000/1	381	445	175	620	10,517	5.9%	0.036	36.2
2001/2	387	479	180	659	10,843	6.1%	0.036	35.7
2002/3	563	719	238	957	11,151	8.6%	0.050	50.5
2003/4	440	557	262	819	11,458	7.1%	0.038	38.4
2004/5	468	586	219	805	11,450	7.0%	0.041	40.9
2005/6	451	544	271	815	11,442	7.1%	0.039	39.4
2006/7	363	585	134	719	11,559	6.2%	0.031	31.4
2007/8	370	496	146	642	11,782	5.4%	0.031	31.4
2008/9	559	656	226	822	12,005	6.8%	0.047	46.6
2009/10	600	677	215	892	12,226	7.3%	0.049	49.1

Source: (Bow Valley Food Bank, 2010)

Bow Valley Christmas Spirit Campaign (Canmore)							
Year	Canmore Hampers	Hampers per 1,000	Total Persons	% of Permanent Population	Permanent Population	% Annual Change (Hampers)	% Increase from 1997 (Hampers)
1997	64	8.4			7,632		
1998	87	10.4			8,396	35.9%	35.9%
1999	81	9.0			9,015	-6.9%	26.6%
2000	93	9.6			9,711	14.8%	45.3%
2001	100	9.8			10,239	7.5%	56.3%
2002	79	7.5			10,517	-21.0%	23.4%
2003	117	10.8	321	3.0%	10,843	48.1%	82.8%
2004	131	11.4	337	2.9%	11,458	12.0%	104.7%
2005	139	12.1	360	3.1%	11,442	6.1%	117.2%
2006	146	12.6	380	3.3%	11,559	5.0%	128.1%
2007	147	12.5	317	2.7%	11,782	0.7%	129.7%
2008	76	6.3			12,005	-48.3%	18.8%
2009	104	8.5			12,226	36.8%	62.5%
2010	113	9.2			12,226	8.7%	76.6%

Source: (Bow Valley Christmas Spirit Campaign, 2010)

5. Social Assistance – Income Support Programs

Social Assistance Payments*		Canmore	Alberta	Canada
2003	# Receiving	340	192,480	1,377,840
	# Taxfilers	8,650	2,300,500	23,267,830
	\$ Received	\$929,000	\$641,063,000	\$7,851,473,000
	% of Taxfilers Receiving	3.9%	8.4%	5.9%
	Mean \$ Received	\$2,732	\$3,331	\$5,698
	Economic Dependency Ratio (EDR)	0.3	0.9	1.4
2004	# Receiving	360	204,200	1,377,680
	# Taxfilers	8,740	2,381,440	23,624,530
	\$ Received	\$984,000	\$701,784,000	\$8,006,961,000
	% of Taxfilers Receiving	4.1%	8.6%	5.8%
	Mean \$ Received	\$2,733	\$3,437	\$5,812
	Economic Dependency Ratio (EDR)	0.3	0.9	1.3
2005	# Receiving	340	200,010	1,356,750
	# Taxfilers	9,010	2,454,360	23,951,820
	\$ Received	\$104,200	\$74,273,500	\$811,622,000
	% of Taxfilers Receiving	3.8%	8.1%	5.7%
	Mean \$ Received	\$3,065	\$3,713	\$5,982
	Economic Dependency Ratio (EDR)	0.3	0.9	1.3
2006	# Receiving	330	199,030	1,341,270
	# Taxfilers	9,050	2,521,390	24,258,900
	\$ Received	\$1,085,000	\$781,294,000	\$8,221,824,000
	% of Taxfilers Receiving	3.6%	7.9%	5.5%
	Mean \$ Received	\$3,288	\$3,926	\$6,130
	Economic Dependency Ratio (EDR)	0.3	0.8	1.2
2007	# Receiving	310	199,020	1,338,980
	# Taxfilers	9,250	2,577,100	24,623,550
	\$ Received	1,145,000	817,760,000	8,480,555,000
	% of Taxfilers Receiving	3.4%	7.7%	5.4%
	Mean \$ Received	\$3,694	\$4,109	\$6,334
	Economic Dependency Ratio (EDR)	0.3	0.8	1.2
2008	# Receiving	310	200,600	1,373,830
	# Taxfilers	9,380	2,633,520	24,986,960
	\$ Received	\$1,225,000	\$886,345,000	\$8,851,965,000
	% of Taxfilers Receiving	3.3%	7.6%	5.5%
	Mean \$ Received	\$3,952	\$4,418	\$6,443
	Economic Dependency Ratio (EDR)	0.3	0.8	1.2

*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, 2010c)

6. Criminal Code Offenses

Crimes Against Persons and Property	# of Offenses			Offenses per 1,000 Permanent Residents		
	Violent	Property	Total	Violent	Property	Total
1998	131	748	879	13	77	91
1999	143	745	888	14	73	87
2000	131	714	845	12	68	80
2001	177	686	863	16	63	80
2002	193	655	848	17	59	76
2003	215	953	1,168	19	83	102
2004	254	853	1,107	22	74	97
2005	179	925	1,104	16	81	96
2006	163	765	928	14	66	80
2007	169	659	828	14	56	70
2008	163	646	809	14	54	67
2009	142	493	635	12	40	52

Source: (Statistics Canada, 2010d)

7. Domestic Violence

Domestic Violence - BVVSA	Number of persons assisted after occurrences of domestic abuse	Permanent Population	Rate per 1,000 Permanent Residents
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
2006/7	63	11,559	5.5
2007/8	59	11,782	5.0
2008/9	43	12,005	3.6
2009/10	67	12,226	5.5

Source: (BVVSA, 2010)

8. Alcohol and Drug Use

Treatment Focus	2004/5		2005/6		2006/7	
	# of Clients	% of Clients	# of Clients	% of Clients	# of Clients	% of Clients
Alcohol Only	39	37.5%	40	32.5%	50	38.0%
Other Drugs Only	36	34.6%	36	29.3%	41	31.0%
Alcohol & Other Drugs	18	17.3%	24	19.5%	28	21.0%
Alcohol, Other Drugs, & Tobacco	1	1.0%	7	5.7%	4	3.0%
Alcohol & Tobacco	2	1.9%	4	3.3%	1	1.0%
Alcohol, Other Drugs, Gambling & Tobacco	0	0.0%	3	2.4%	2	2.0%
Other Combinations	8	7.7%	9	7.3%	6	5.0%
Total	104	100.0%	123	100.0%	132	101.0%
Someone Else's Use						

Source: (Alberta Health Services, 2010a)

Treatment Focus	2007/8		2008/9		2009/10	
	# of Clients	% of Clients	# of Clients	% of Clients	# of Clients	% of Clients
Alcohol Only	39	31.0%	80	38.6%	103	50.0%
Other Drugs Only	37	29.0%	59	28.5%	35	17.0%
Alcohol & Other Drugs	35	28.0%	37	17.9%	33	16.0%
Alcohol, Other Drugs, & Tobacco	5	4.0%	7	3.4%	13	6.3%
Alcohol & Tobacco	2	2.0%	10	4.8%	3	1.5%
Alcohol, Other Drugs, Gambling & Tobacco	1	1.0%	1	0.5%	2	1.0%
Other Combinations	3	3.0%	13	6.3%	17	8.3%
Total	122	98.0%	207	100.0%	206	100.0%
Someone Else's Use			60		49	

Source: (Alberta Health Services, 2010a)

9. 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
2006/7	15,445	1,336.2	11,559
2007/8	17,193	1,459.3	11,782
2008/9	16,638	1,385.9	12,005
2009/10	17,520	1,433.0	12,226

*2004/05: Introduction of walk in clinic in Canmore

Source: (Calgary Health Region, 2010a)

10. Dwelling Unit Types

Dwelling Units	1995	1996	1997	1998	1999	2000	2001	2003	2005	2006	2008	2009
Single Family	1,980	2,044	2,083	2,368	2,435	2,596	2,588	2,593	2,770	2,746	2,801	2,757
Net change		64	39	285	67	161	-8	5	177	-24	55	-44
% of Total	54.9%	52.0%	50.0%	51.7%	50.5%	50.4%	46.4%	41.8%	39.2%	36.4%	33.9%	32.5%
Single Family with Suite								236	322	329	395	305
Net change									86	7	66	-90
% of Total								3.8%	4.6%	4.4%	4.8%	3.6%
Accessory Suite								205	115	347	266	181
Net change									-90	232	-81	-85
% of Total								3.3%	1.6%	4.6%	3.2%	2.1%
Semi-Detached	368	421	467	516	594	589	819	457	690	696	798	833
Net change		53	46	49	78	-5	230	-362	233	6	102	35
% of Total	10.2%	10.7%	11.2%	11.3%	12.3%	11.4%	14.7%	7.4%	9.8%	9.2%	9.7%	9.8%
Townhouse	632	654	595	910	1,042	1,069	987	1,553	1,659	1,854	1,802	2,660
Net change		22	-59	315	132	27	-82	566	106	195	-52	858
% of Total	17.5%	16.7%	14.3%	19.9%	21.6%	20.8%	17.7%	25.0%	23.5%	24.6%	21.8%	31.4%
Apartment	281	490	469	430	422	593	829	777	1,214	1,332	1,832	1,512
Net change		209	21	39	-8	171	236	-52	437	118	500	-320
% of Total	7.8%	12.5%	11.2%	9.4%	8.8%	11.5%	14.8%	12.5%	17.2%	17.6%	22.2%	17.8%
Mobile Home	291	277	243	216	218	249	224	220	219	208	167	161
Net Change		-14	-34	-27	2	31	-25	-4	-1	-11	-41	-6
% of Total	8.1%	7.1%	5.8%	4.7%	4.5%	4.8%	4.0%	3.5%	3.1%	2.8%	2.0%	1.9%
Institution	2	2	3	2	2	3	2	3	13	2	3	3
% of Total	0.1%	0.1%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%
Other	41	33	92	140	103	48	134	157	60	22	142	40
% of Total	1.1%	0.8%	2.2%	3.1%	2.1%	0.9%	2.4%	2.5%	0.8%	0.3%	1.7%	0.5%
Unknown	9	6	217	1	4	0	0	0	10	15	46	21
% of Total	0.2%	0.2%	5.2%	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%	0.2%	0.6%	0.2%
Total Dwellings	3,604	3,927	4,169	4,583	4,820	5,147	5,583	6,201	7,072	7,551	8,252	8,473
Net change		323	242	414	237	327	436	618	871	479	701	221
Annual Change		323	242	414	237	327	436	309	436	479	351	221

Source: (Town of Canmore, 2009a)

11. Tenancy Status of Dwelling Units

Tenancy Status	1995	1996	1997	1998	1999	2000	2001	2003	2005	2006	2008	2009
Owned	2,004	2,188	2,294	2,423	2,585	2,671	2,770	2,986	3,019	3,061	3,130	3,247
Percent of Total	60.3%	60.7%	58.9%	57.2%	57.6%	56.9%	55.4%	54.8%	49.4%	47.4%	45.5%	45.6%
Rented	805	860	966	1,070	1,132	1,162	1,272	1,424	1,495	1,579	1,754	1,799
Percent of Total	24.2%	23.8%	24.8%	25.3%	25.2%	24.7%	25.4%	26.1%	24.5%	24.4%	25.5%	25.3%
Non-Permanent	513	559	633	741	767	865	960	1,041	1,599	1,823	2,000	2,070
Percent of Total	15.4%	15.5%	16.3%	17.5%	17.1%	18.4%	19.2%	19.1%	26.2%	28.2%	29.1%	29.1%
Total Occupied Dwellings	3,322	3,607	3,893	4,234	4,484	4,698	5,002	5,451	6,113	6,463	6,884	7,116

Source: (Town of Canmore, 2009a)

12. Occupancy Rates

Occupancy Rates	1995	1996	1997	1998	1999	2000	2001	2003	2005	2006	2008	2009
Single Family	3.0	3.0	3.0	3.0	3.0	3.0	3.0	2.9	2.8	2.8	2.8	2.7
Single Family with Suite								2.9	2.4	2.6	2.4	2.3
Accessory Suite								1.8	1.5	1.7	1.6	1.6
Semi-detached	2.5	2.6	2.5	2.5	2.5	2.6	2.5	2.6	2.6	2.6	2.5	2.4
Townhouse	2.4	2.5	2.4	2.4	2.5	2.4	2.4	2.3	2.2	2.2	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	1.9	1.8
Mobile Home	2.6	2.6	2.6	2.5	2.4	2.4	2.3	2.3	2.3	2.3	2.3	2.2
Institution							33.0	24.7	6.6	41.5	32.7	40.3
Other							2.0	2.0	2.0	2.6	2.0	1.4
Unknown									1.7	2.7	1.6	3.0
Average	2.7	2.7	2.8	2.8	2.8	2.7	2.7	2.6	2.5	2.5	2.4	2.4
Non-Permanent					2.2		2.4	2.7	2.4	2.6	2.8	2.8

Source: (Town of Canmore, 2009a)

13. Rental Housing Costs and Availability

Unit Type	Annual Monthly Averages					
	2009 Rent	#	2010 Rent	#	Rent % Change	# % Change
Shared	\$584	38	\$560	29	-4.1%	-23.7%
Bachelor	\$684	4	\$710	6	3.8%	50.0%
1 Bedroom	\$958	33	\$978	32	2.1%	-3.0%
2 Bedroom	\$1,337	88	\$1,273	70	-4.8%	-20.5%
3 Bedroom	\$1,641	39	\$1,632	36	-0.5%	-7.7%
4+Bedroom	\$2,429	8	\$2,620	8	7.9%	0.0%
Total (not including shared)	\$1,369	172	\$1,345	152	-1.8%	-11.6%

Source: (CCHC, 2011)

Rental Housing Costs*	Feb 2002 to Apr 2002	Nov 2002 to Jan 2003	June 2005 to Sept 2005	Feb 2006 to July 2006	Aug 2006 to Jan 2007	Feb 2007 to July 2007
1 Bedroom	\$515	\$650	\$830	\$835	\$900	\$950
2 Bedroom	\$930	\$1,015	\$1,070	\$1,000	\$1,200	\$1,300
3 Bedroom	\$1,058	\$1,250	\$1,250	\$1,250	\$1,400	\$1,700
Bachelor/Studio	\$425	\$600	\$590	\$750	\$750	\$750
Roommate/Shared	\$350	\$450	\$440	\$480	\$500	\$550
Rental Housing Costs*	Aug 2007 to Jan 2008	Feb 2008 to July 2008	Aug 2008 to Jan 2009	Feb 2009 to July 2009	Aug 2009 to Jan 2010	Feb 2010 to July 2010
1 Bedroom	\$1,100	\$1,051	\$1,077	\$956	\$958	\$886
2 Bedroom	\$1,600	\$1,539	\$1,498	\$1,328	\$1,208	\$1,187
3 Bedroom	\$1,900	\$1,902	\$1,810	\$1,650	\$1,540	\$1,550
Bachelor/Studio	\$825	\$904	\$790	\$742	\$733	\$731
Roommate/Shared	\$600	\$617	\$620	\$587	\$554	\$560
*Based on advertised accommodation in the Canmore Leader and the Rocky Mountain Outlook						

Source: (Job Resource Centre, 2010)

14. Average House and Condominium Resale Prices

Average Resale Prices	Single Family	% Change	Multi Family / Condo	% Change	Average (mean all units)	% Change	Median (all units)	% Change
1993	\$178,000	-	\$137,000	-				
1994	\$196,000	10.1%	\$142,000	3.6%				
1995	\$200,000	2.0%	\$146,000	2.8%	\$165,460			
1996	\$210,000	5.0%	\$148,000	1.4%	\$171,658	3.7%		
1997	\$240,000	14.3%	\$165,000	11.5%	\$206,277	20.2%		
1998	\$252,000	5.0%	\$196,000	18.8%	\$226,505	9.8%		
1999	\$259,000	2.8%	\$205,000	4.6%	\$232,499	2.6%		
2000	\$279,000	7.7%	\$205,000	0.0%	\$232,006	-0.2%		
2001	\$319,000	14.3%	\$209,000	2.0%	\$258,663	11.5%		
2002	\$319,999	0.3%	\$241,000	15.3%	\$274,404	6.1%		
2003	\$413,021	29.1%	\$271,069	12.5%	\$347,197	26.5%	\$310,000	
2004	\$516,451	25.0%	\$318,782	17.6%	\$389,671	12.2%	\$342,000	10.3%
2005	\$555,046	7.5%	\$362,466	13.7%	\$436,160	11.9%	\$391,513	14.5%
2006	\$714,803	28.8%	\$420,466	16.0%	\$511,979	17.4%	\$449,000	14.7%
2007	\$915,149	28.0%	\$535,848	27.4%	\$641,685	25.3%	\$530,000	18.0%
2008	\$887,856	-3.0%	\$544,496	1.6%	\$641,823	0.0%	\$529,000	-0.2%
2009	\$780,839	-12.1%	\$441,513	-18.9%	\$553,000	-13.8%	\$510,000	-3.6%
2010	\$834,641	6.9%	\$476,902	8.0%	\$591,639	7.0%	\$497,000	-2.5%
10 Year Increase	\$501,839	179.9%	\$236,513	115.4%	\$320,994	138.4%		

Source: (Canmore Alpine Realty (Re/Max), 2011)

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
2006	\$276,883	\$285,383	\$346,675	\$511,979
2007	\$307,265	\$356,235	\$414,066	\$641,685
2008	\$304,971	\$352,857	\$405,267	\$631,329
2009	\$320,333	\$341,201	\$385,882	\$553,000

Source: (CMHC, 2010; Canmore Alpine Realty (Re/Max), 2011)

15. Housing Affordability

Rental Housing Affordability (February 2010 to July 2010)*	Average Monthly Rent*	Income Required**		CNITs Threshold***
		Hourly	Annual	
1 Bedroom	\$886	\$17.04	\$35,440	\$31,000
2 Bedroom	\$1,187	\$22.83	\$47,480	\$40,000
3 Bedroom	\$1,550	\$29.81	\$62,000	\$58,000
Bachelor/Studio	\$731	\$14.06	\$29,240	\$28,000
Roommate/Shared	\$560	\$10.77	\$22,400	n/a
*Based on advertised accommodation in the Canmore Leader and the Rocky Mountain Outlook				
**Affordability threshold is 30% of gross income				
***Core Need Income Threshold (CNITs) based on 30% of the median market rent as calculated by CMHC				

Source: (Job Resource Centre, 2011)

Canmore Income / Mortgage Limits	2008 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 House Price 2008
							House Prices with:			
							5% DP	10% DP	25% DP	
Couple families	\$93,490	\$29,917	\$2,493	\$2,243		\$334,886	\$351,630	\$368,375	\$418,608	\$529,000
All Families	\$88,040	\$28,173	\$2,348	\$2,098		\$313,188	\$328,847	\$344,507	\$391,485	\$529,000
Lone-parent families	\$42,930	\$13,738	\$1,145	\$895		\$133,592	\$140,272	\$146,951	\$166,990	\$529,000
Non-family persons	\$34,310	\$10,979	\$915	\$665		\$99,273	\$104,237	\$109,201	\$124,092	\$529,000
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 DP their 5% is included in total debt service ratio										
*3 year fixed mortgage rate based on historical rates from June 2008										

Source: (Adapted from RE/MAX Alpine Realty, 2011 and Statistics Canada, 2010c). Historic mortgage table provided by Canmore Community Housing Corporation.

Appendix D: Environmental Stewardship

1. Water Consumption

WATER CONSUMPTION (m³)											
Residential meter size - 15mm	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Annual Consumption (m3)	1,010,989	1,011,776	1,000,376	1,047,491	948,839	913,136	952,901	932,599	909,499	899,140	903,000
Per Capita Consumption (Litres/capita/day) - Permanent Population	263	256	246	250	227	219	225	216	208	201	202
Per Capita Consumption (Litres/capita/day) - Total Population	222	211	201	202	177	164	159	150	142	137	138
% Change in water use		-4.8%	-5.1%	0.6%	-12.5%	-7.0%	-3.2%	-5.5%	-5.7%	-3.3%	0.4%
% Reduction over base year (2000)		-4.8%	-9.7%	-9.1%	-20.5%	-26.0%	-28.4%	-32.3%	-36.1%	-38.3%	-38.0%
2015 Goal (30%)	155	155	155	155	155	155	155	155	155	155	155
2020 Goal (40%)	133	133	133	133	133	133	133	133	133	133	133
2035 Goal (50%)	111	111	111	111	111	111	111	111	111	111	111
Commercial/Industrial meter size - 20mm to 100mm	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Annual Consumption (m3)	605,596	615,214	628,875	703,485	700,401	772,764	832,218	870,199	837,509	780,540	818,234
Daily Consumption (Litres/day)	1,659	1,686	1,723	1,927	1,919	2,117	2,280	2,384	2,295	2,138	2,242
% Change in water use										-6.8%	4.8%
% Reduction over base year (2008)										-6.8%	-2.3%
2015 Goal (10%)									2,065	2,065	2,065
2020 Goal (20%)									1,836	1,836	1,836
2035 Goal (30%)									1,606	1,606	1,606

Source: (Town of Canmore, 2011d)

1. Water Consumption (continued)

Town Facilities and Parks meter size - 20mm to 100mm	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Annual Consumption (m3)	43,811	57,426	55,326	51,229	42,940	40,448	62,682	46,225	39,063	43,266	33,768
Number of Accounts	20	22	24	30	32	30	35	38	40	31	31
Per Account Consumption (Litres/account/day)	6,002	7,151	6,316	4,678	3,676	3,694	4,907	3,333	2,676	3,824	2,984
% Change in water use		19.2%	-11.7%	-25.9%	-21.4%	0.5%	32.8%	-32.1%	-19.7%	42.9%	-22.0%
% Reduction over base year (2000)		19.2%	5.2%	-22.0%	-38.7%	-38.5%	-18.2%	-44.5%	-55.4%	-36.3%	-50.3%
Total Metered Water Consumption	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Annual Consumption (m3)	1,660,396	1,684,416	1,684,577	1,802,205	1,692,180	1,726,348	1,847,801	1,849,023	1,786,071	1,722,946	1,755,002
Per Capita Consumption (Litres/capita/day)	365	352	338	347	315	311	308	298	278	263	268
% Change in water use		-3.5%	-4.0%	2.8%	-9.3%	-1.4%	-0.7%	-3.3%	-6.6%	-5.7%	1.9%
% Reduction over base year (2000)		-3.5%	-7.4%	-4.8%	-13.7%	-14.9%	-15.5%	-18.3%	-23.7%	-28.0%	-26.6%

Source: (Town of Canmore, 2011d)

1. Water Consumption (continued)

Total Water Production	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Annual Production (m3)	2,326,895	2,473,928	2,683,063	2,924,782	2,628,877	2,621,780	2,543,622	2,586,015	2,496,379	2,567,664	2,357,078
Per Capita Production (Litres/capita/day) - Permanent Population	606	625	659	699	629	628	601	600	570	575	528
% Annual Change in water use		3.1%	5.5%	6.1%	-10.1%	-0.2%	-4.3%	-0.1%	-5.1%	1.0%	-8.2%
% Reduction over base year (2000)		3.1%	8.8%	15.4%	3.8%	3.6%	-0.9%	-1.0%	-6.0%	-5.1%	-12.9%
Per Capita Production (Litres/capita/day) - Total Population	511	517	538	563	489	472	424	417	389	391	359
% Annual Change in water use		1.1%	4.1%	4.8%	-13.2%	-3.6%	-10.0%	-1.8%	-6.6%	0.6%	-8.2%
% Reduction over base year (2000)		1.1%	5.2%	10.2%	-4.3%	-7.7%	-17.0%	-18.4%	-23.9%	-23.4%	-29.7%
2015 Goal (30%) - Total Population	358	358	358	358	358	358	358	358	358	358	358
2020 Goal (40%)	307	307	307	307	307	307	307	307	307	307	307
2035 Goal (50%)	256	256	256	256	256	256	256	256	256	256	256
Water Losses	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Annual System Water Loss (%)	27.0%	26.0%	32.0%	31.0%	26.0%	19.0%	15.0%	17.0%	17.0%	17.0%	19.0%
2015 Goal <10% Water Losses	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Population	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Permanent Population	10,517	10,843	11,151	11,458	11,450	11,442	11,599	11,802	12,005	12,226	12,226
Total Population	12,472	13,116	13,669	14,221	14,727	15,232	16,417	16,995	17,572	17,970	17,970

Source: (Town of Canmore, 2011d)

3. Wastewater

Equivalent Sewage Generation Rates								
Year	Total Influent Flow (m3)	Total Effluent Flow (m3)	Wastewater Production ML/day (Influent)	Wastewater Production ML/day (Effluent)	Equivalent Generation Rate (Lpcd) Total Population	Equivalent Generation Rate (Lpcd) Permanent Population	Annual Total P Loading (kg)	Annual Total Ammonia N loading (kg)
1995	1,691,147							
1996	1,758,812							
1997	1,956,598							
1998	1,820,838							
1999	1,832,385							
2000	1,919,700							
2001	1,975,176							
2002	2,251,515							
2003	2,307,816							
2004	2,434,181							
2005	2,550,494	2,759,450	7.0	7.6	496	661	1,768	7,542
2006	2,376,593	2,495,679	6.5	6.8	416	592	1,682	3,766
2007	2,715,366	3,407,664	7.4	9.3	549	792	1,766	1,972
2008	2,843,803	3,105,058	7.8	8.5	484	709	1,420	1,919
2009	2,576,984	2,899,732	7.1	7.9	442	650	1,140	4,085
2010	2,533,405	3,014,533	6.9	8.3	460	676		

Source: (Town of Canmore, 2011d)

5. Resource Conservation and Waste Management

Total Solid Waste	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Diverted Materials										
Total Waste Diverted	2,085	7,185	8,529	11,375	11,660	13,420	12,432	11,471	5,679	5,602
Total Waste Diverted Per Capita	0.16	0.53	0.60	0.77	0.77	0.82	0.73	0.65	0.32	0.31
Waste Diversion %	18.6%	39.6%	40.4%	42.9%	50.4%	49.4%	47.4%	45.4%	37.6%	39.1%
Landfilled Materials										
Wet Waste (Calgary-Area Landfills)	5,400	5,617	5,942	6,035	6,049	6,104	6,393	7,598	6,823	6,423
Per capita (Total Population)	0.41	0.41	0.42	0.41	0.40	0.37	0.38	0.43	0.38	0.36
Dry Waste (Francis Cooke Landfill)	3,747	5,346	6,664	9,127	5,431	7,641	7,419	6,209	2,585	2,308
Per capita (Total Population)	0.29	0.39	0.47	0.62	0.36	0.47	0.44	0.35	0.14	0.13
Total Waste Landfilled	9,147	10,963	12,606	15,162	11,480	13,745	13,812	13,806	9,408	8,731
Total Waste Landfilled Per Capita	0.70	0.80	0.89	1.03	0.75	0.84	0.81	0.79	0.52	0.49
Waste Generated										
Total Waste Generated	11,232	18,148	21,135	26,537	23,140	27,165	26,244	25,277	15,087	14,333
Total Waste Generated Per Capita	0.86	1.33	1.49	1.80	1.52	1.65	1.54	1.44	0.84	0.80
Total Population (Permanent and Non-Permanent)	13,116	13,669	14,221	14,727	15,232	16,417	16,995	17,572	17,970	17,970
2015 ESAP Goal - Waste Sent to Calgary-Area Landfills	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35
2015 ESAP Goal - C&D Wastes Landfilled at Francis Cooke Landfill	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
2015 ESAP Goal - Total Waste Landfilled	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60

Source: (Town of Canmore, 2011d)

7. Transportation

Average Annual Daily Traffic Volumes	1993	1994	1995	1996	1997	1998	1999	2000	2001
W OF PALLISER TR & BOW VAL TR NW OF CANMORE	13,080	14,110	14,850	14,410	15,190	16,390	16,510	16,240	16,300
	2002	2003	2004	2005	2006	2007	2008	2009	
	16,590	16,230	17,000	17,080	17,450	17,740	17,420	17,440	

Source: (Alberta Transportation, 2010)

6. Energy Use and Greenhouse Gas Emissions

Community GHG Emissions (Excluding Transportation)	GHG Emissions			
	2007	2008	2009	2010
Electrical Power (tonnes CO2e)	87,570	96,461	97,968	97,220
Natural Gas (tonnes CO2e)	63,225	66,754	67,684	64,299
Total GHG Emissions (tonnes CO2e)	150,795	163,215	165,651	161,519
Per-capita GHG emissions - total population (tonnes CO2e/person)	8.9	9.3	9.2	9.0
Per-capita GHG emissions - permanent population (tonnes CO2e/person)	12.8	13.6	13.5	13.2

Source: (Town of Canmore, 2010d; Fortis Alberta, 2011; Atco Gas, 2011)

8. Wildlife Movement Corridors and Habitat Patches

Bighorn Sheep and Elk Surveys WMU 410			
Year	Sheep	Year	Elk
1989	175	1980	79
1990	156	1981	76
1991	194	1982	124
1992	118	1987	46
1993	142	1989	166
1998	164	1991	28
2000	125	1993	166
2003	169	1996	156
2004	138	1998	81
2005	161	2000	139
2008	157	2001	129
		2002	131
		2004	48
		2008	160

Source: (Alberta Sustainable Resource Development, 2010b)

Source: (Alberta Sustainable Resource Development, 2010a)

8. Wildlife Movement Corridors and Habitat Patches (continued)

Wildlife Crossings	1999	2000	2001	2002	2003	2004	2005	2006	2007		2008*	2009*	TOTAL
Deadman's Flats (Completed Oct 2004)	0	0	0	0	0	46	574	907	861		466	661	2515
Stewart Creek (Completed Oct 1999)	33	354	500	693	101	931	1128	1201	869		394	405	5901
TOTAL	33	354	500	693	101	977	1702	2108	1730		860	1066	8416

Source: (Banff Highway Crossings Project, 2008; Alberta Tourism Parks and Recreation, 2010d)

Benchlands Monitoring Summary

1. The Government of Alberta (ATPR and ASRD) has been monitoring winter wildlife survey transects along the Canmore Benchlands since 1999. The study area extends from the Banff National Park boundary to just east of the Alpine Club facility, east of Cougar Creek. A draft report was generated in 2010 summarizing the results of ten years of wildlife transect data collection, and the final report is anticipated to be released in 2011.
2. Ten species of terrestrial mammals larger than and including American marten (*Martes americana*) were documented using the Benchlands area over the ten year study period including cougar (*Felis concolor*), wolf (*Canis lupus*), coyote (*Canis latrans*), lynx (*Lynx canadensis*), white tailed deer (*Odocoileus virginianus*), mule deer (*Odocoileus hemionus*), elk (*Cervus elaphus*), bighorn sheep (*Ovis canadensis*), and snowshoe hare (*Lepus americanus*).
3. The results suggest that deer, elk, and coyotes occur in habitat patches and corridors but also occur within the development zone, particularly on the Silvertip golf course. The Upper Silvertip corridor is used by both ungulates and carnivores. The Lower Silvertip corridor is used less frequently by carnivores, with the exception of coyotes. Carnivores including wolves, cougars and lynx appear to focus their activity along the Upper Silvertip corridor and in the Benchlands habitat patch (between Harvie Heights and Silvertip), and generally circumnavigate areas of high human activity or development.
4. Elk and deer activity was high around the Silvertip golf course, and deer activity increased over the ten year monitoring period, while elk activity showed a slight decrease. Sheep activity tended to be detected further from human activity and development, and at higher elevations.
5. Carnivore detection rates were too low to assess trends over time for most species and transects. One trend that was discernable, however, was an increase over time in cougar and coyote activity near the Silvertip golf course, which may be explained by the higher concentrations of deer and elk in this area.
6. Cougar Creek was identified as a possible fracture zone for east-west wildlife movement, which may be due to topography, steep cliffs, human development and limited hiding cover. (Alberta Tourism, Parks, and Recreation and Alberta Sustainable Resource Development, 2011)

9. Human/Wildlife Conflict

Canmore Area Wildlife Conflict Levels by Species	Species & Conflict Level					
	Bear		Cougar		Coyote	
	Low - Mod	High - Very High	Low - Mod	High - Very High	Low - Mod	High - Very High
1998	109	26	n/a	n/a	n/a	n/a
1999	54	21	n/a	n/a	n/a	n/a
2000	25	14	0	3	n/a	n/a
2001	11	17	0	2	2	0
2002	10	5	0	2	0	1
2003	41	14	0	0	1	2
2004	38	7	3	0	1	2
2005	21	8	0	1	1	0
2006	46	13	4	1	8	3
2007	29	2	6	5	40	30
2008	25	6	6	10	26	35
2009	107	17	5	5	11	17
Totals	516	150	24	29	90	90

Source: (Alberta Sustainable Resource Development, 2010c)

Human/Wildlife Conflict Levels	Cougar	Coyote	Bear
No Conflict	Cougar feeding on natural foods (including carcasses) in non developed areas or travelling in non developed areas or campgrounds irregularly (frontcountry, backcountry or random) and general sightings in the backcountry	Coyote feeding on natural foods in non developed areas or travelling in non developed areas or campgrounds irregularly (frontcountry, backcountry or random)	Bears feeding on natural foods in non developed areas or travelling in non developed areas or campgrounds irregularly (frontcountry, backcountry or random)
Low	Cougar feeding on natural foods (including carcasses) near or in unoccupied developed areas (closed trailheads, campgrounds, picnic areas, barns, residences, golf courses); feeding on carcass in non developed areas or travelling through residential properties (backyards), repeated non developed sightings on trails	Coyote feeding/ depredating on natural foods (including carcasses) near or in developed areas (trailheads, campgrounds, picnic areas, barns, residences, golf courses, trails); predating on domestic animals in non-developed areas (trails); travelling through residential properties (backyards), repeated non developed sightings on trails	Bears feeding on natural vegetation near or in unoccupied developed areas (trailheads, campgrounds, picnic areas, barns, residences, golf courses); feeding on unnatural vegetation/ food/ carcass in non developed areas or travelling through residential properties (backyards), repeated non developed sightings on trails
Moderate	Cougar feeding on non-natural foods, not secured at or near occupied developed area; predating on domestic animals (livestock, dogs, cats) in non-developed areas; partial body commitment into manmade structures (decks, dumpster, pickup beds, corrals)	Coyote depredating on domestic animals (livestock, dogs, cats, rabbits) near or in developed area, feeding on non-natural foods, not secured/ lightly secured at or near occupied developed area; no or partial body commitment into 2 or 3 sided structure, minor property damage; partial body commitment into manmade structures (decks, dumpster, pickup beds, corrals); stands ground	Bears feeding on non-natural foods or natural vegetation not secured at or near occupied developed area; predating on domestic animals in non-developed areas; partial body commitment into manmade structures (decks, dumpster, pickup beds, corrals)
High	Cougar feeding on lightly secured non-natural foods in or near unoccupied or occupied developed area; feeding on natural foods (including carcasses) near or in developed areas (including trails); no or partial body commitment into 2 or 3 sided structure, minor property damage, passive or non-aggressive approach to people for food or non food related closing distance/ standing ground	Coyote approaches people (including approaching pets on leash); entering 4 sided occupied or unoccupied structures for food; major property damage	Bears feeding on lightly secured non-natural foods in or near unoccupied or occupied developed area; no or partial body commitment into 2 or 3 sided structure, minor property damage, passive or non-aggressive approach to people for food or non food related closing distance/ standing ground
Very High	Cougar depredating on domestic animals (livestock, dogs, cats) in developed areas, entering 4 sided occupied or unoccupied structures for food; major property damage, charges, injures or kills people	Coyote injures or kills people	Bears depredating on domestic animals (livestock, dogs, cats) or feeding on carcasses near or in developed area, entering 4 sided occupied or unoccupied structures for food; major property damage, bluff charges or charges people including surprise encounters, defence of young or defending carcass; injures or kills people
Not Applicable	Does not apply	Does not apply	Does not apply

Source: (Alberta Sustainable Resource Development, 2011b)

Appendix E: Previous (2008) Recommendations

In 2009/10 the VisionKeepers Group (VKG) undertook a review of the Community Monitoring Report and how the report could be improved to facilitate tracking of the Town's progress towards the Vision. Several recommendations were made by the VKG regarding the recommendations in this report, including:

- “There appears to be no tracking of the implementation of the implementation of recommendations and the subsequent impact, and therefore their usefulness is problematic”
- “Limit recommendation of the Community Monitoring Report to those related to the collection of data or to indicators”

The following tables provide updates and track the status of the recommendations from the 2008 Community Monitoring Report. As per the recommendations of the VKG, only recommendations which relate to data collection or indicators are included in these tables.

2008 - Identity	Status/Action
Different survey methodologies may be required to obtain a higher response rate from the 18-24 and 25-35 year old age categories. (Sense of Community Survey)	An update of the Sense of the Community Survey is planned for 2012
Continue to track the sense of community indicators over time to help better understand how changes in Canada are affecting resident's perceptions of the community.	An update of the Sense of the Community Survey is planned for 2012
Additional exit surveys such as the one on health care workers would help to better understand 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). Although this data would be difficult to collect, it could provide valuable insight into what factors contribute towards people and families leaving Canmore.	Not completed.
Efforts to better quantify and understand the non-permanent population of Canmore should continue.	The Town of Canmore Non-Permanent Resident Impacts Study was completed in 2009.

2008 - Economic Sustainability	Status/Action
A valuable addition to 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.	Not completed.
The Job Resource Centre provides one measure of labour supply/demand. Some employers hire directly (internet, classified ads). Tracking job listings in the local newspapers could provide another measure of employment demand.	Not completed.

2008 - Economic Sustainability (Continued)	Status/Action
There appears to have been increased use of foreign temporary workers to fill the labour shortages of the past few years. More information on the number of foreign workers is required to better understand how they impact, and how they are impacted by, labour market changes.	Several unsuccessful attempts were made by the Biosphere Institute to obtain this data from the Federal Government.
A better understanding of Canmore's economic drivers is required to fully understand what drives the different employment sectors in Canmore. Traditional tourism, amenity migration, and non-permanent residents all have significance, but the full extent of their expenditures and roles as economic drivers are not fully understood.	The Sustainable Tourism and Economic Development Strategy, and The Town of Canmore Non-Permanent Resident Impacts Study contribute to a better understanding of this.
Since Health and Wellness is a targeted sector for economic development in Canmore, splitting the Education, Health, and Social Services category in the next Census could provide better insight into this field of employment.	Complete. Included in the 2010 Town of Canmore, 2009a
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 versus non-employment income (pensions, investments, government transfers etc.) could provide a useful measure of the changing profile of the community and its residents.	Monitoring of income continues in this edition of the report. No data is available as to the # of hours worked per week by residents.
Special events play an important role in Canmore's economy, and raise the community's profile both nationally and internationally. The number of people attending special events and their economic impact should be explored to help provide a better understanding of their importance to the local economy.	None. Previous attempts in this report to quantify the role of special events proved problematic and the data received was deemed unreliable.
The non-permanent population, regional, national and international visitors are all important contributors to Canmore's economy. It is important to better understand the roles of the non-permanent population and tourists to determine how they are different and to determine their economic impacts and spending patterns.	The Town of Canmore Non-Permanent Resident Impacts Study was completed in 2009.
It would be useful if the reporting structure for accommodation unit statistics could be based on a more consistent grouping of units and properties. This would improve the quality of the data in the long run.	CH&LA continues to refine and improve their reporting system.
Tourist homes are a major part of Canmore's economy with impacts on many facets of the town. More accurate information about them and a better understanding of what is driving these trends, and what challenges/opportunities they create for the community is required.	Not completed.

2008 - Social Fabric	Status/Action
That in future versions of the Canmore Community Monitoring Report, the Accountability Pillar results be presented on a school-specific basis for all Canmore schools.	Not possible for all school boards. Additionally, the volume of data would be immense. Interested persons should contact the schools directly for more information.
As information from initiatives such as community garden, food co-ops, the food security group and the 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.	Statistics from the Meals on Wheels program was included in this report.
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.	Included in this report.
More information on the victims of crime, such as whether they are locals or tourists and whether the criminals know their victims would be useful. Information would also be useful on the proportion of crimes that are petty crimes of opportunity i.e. thefts from unlocked cars.	It is not possible to obtain information regarding the local/tourist status of victims of crime. A significant proportion of crimes in any community are petty crimes, Canmore has a very low proportion of serious crimes.
An analysis of Emergency Room visits by postal code would help to determine what proportion of use is by local residents vs. visitors from outside the community.	Included in this report. In 2008, 50% of the emergency room visits were by Canmore residents.
Average occupancy rates do not indicate what proportion of the population actually lives in an overcrowded situation. Using the raw census data to examine the distribution of occupancy rates would give a better indication of what proportion of the population lives in overcrowded housing.	Not completed.
This data does not reflect the entire housing market in Canmore as it currently includes resale homes only. Including new units constructed and sold by the developers and builders would better represent the total price range of market housing units in Canmore.	Not completed. This would only be possible with the cooperation of builders and developers who are selling new housing product.
Information on the total debt loads and debt per capita of Canmore residents would help determine the impact of high real estate prices on personal and household debt levels.	Not completed.
The addition of housing needs assessment questions to the Town of Canmore, 2009a 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.	Not completed. However, Canmore Community Housing Corporation completed an Affordable Housing Survey in 2010.
An annual needs assessment of local employers and their staff housing needs would help better understand trends in the market and the level of demand for employee housing.	See above.

2008 - Environmental Stewardship	Status/Action
Local air quality monitoring data for this region should be collected and publically reported on a regular basis.	In the near future new monitoring data from the Calgary Regional Airshed Zone is expected to become available.
Recalculating the estimates of energy use and GHG emissions will be required to determine if progress has been made towards achieving the Energy Management Goals.	Completed. Revised GHG goals were developed through ESAP.
Monitoring and assessment of corridor viability and function should continue as development progresses and even beyond once Canmore has achieved build-out. This is important to determine if there is a need for modification of the corridors and human use, and to make adjustments to the corridor system if required. This is a core outcome from an adaptive management philosophy.	Wildlife monitoring in the corridors continues. The Government of Alberta is expected to release reports on the Benchlands Study and Eastern Bow Valley Corridor Study in 2011.
There is a need to develop viable metrics of corridor viability and function to better display and represent the extensive datasets of wildlife movement data that has been collected.	See above.
Continue to monitor the number and type of bear incidents associated with attractants including garbage (both residential and commercial), birdfeeders, sports fields, and golf course vegetation.	Monitoring and reporting continues in this report.
The Province of Alberta should continue to maintain and refine their wildlife observations and incident reporting system and database (in conjunction with Kananaskis Emergency Services). This information is invaluable in helping to understand trends in human/wildlife conflict and to monitor the affects of the various conflict reduction programs. The utility of tracking wildlife sightings in addition to actual incident should be examined.	The Government of Alberta's reporting system continues, and the wildlife/human conflict database has been redesigned and improved in 2010/11.
A better understanding of the urban coyote situation in Canmore is required. Coyotes may be increasing in numbers due to access to non-natural food sources or the feral rabbit population or a combination of these and other factors.	Better reporting on the coyote occurrences is included in the wildlife/human conflict database.
There is a need to continue monitoring the effectiveness of highway fencing and the associated crossing structures. Potential locations for additional fencing and crossing structures should be identified to complete a regional system of highway mitigations.	Monitoring and data collection continues.
An examination of historical and future land use change in Canmore, and its impact on wildlife and habitat would be an interesting and important study.	Not completed.

2008 - Civic Engagement and Leadership	Status/Action
<p>To better understand the impacts of the new Community Engagement Policy it will be important to track the results of the civic engagement process: both the number of items that were brought forward for consultation with the community, but also what role the community input played in the final decision.</p>	<p>Not completed.</p>
<p>That the Canmore Community Monitoring Report be closely aligned with the forthcoming CSP and that indicators are modified or added to track progress towards the goals outlined by the Vision and the CSP.</p>	<p>CSP was rescinded. Where possible, recommendations from the VisionKeepers Group's assessment of the Community Monitoring Report were integrated into this report.</p>

Appendix F: Archived/Inactive Indicators

These indicators were included in the 2008 Report, but have been excluded from this edition due to a lack of updated information. It is intended that monitoring of these indicators will resume in future editions of this report when data becomes available.

To see these indicators in more detail, please refer to the 2008 edition of the Community Monitoring Report, available from the Town of Canmore's website:

http://www.canmore.ca/index.php?option=com_docman&task=doc_download&gid=875

2008 - Indicator	Status
Sense of Community	An update of the Sense of the Community Survey is planned for 2012
Mother Tongue, Immigration, and Cultural Diversity	2011 Census of Canada is will provide updated information by 2012/13.
Education Level of Adults	2011 Census of Canada is will provide updated information by 2012/13.
Air Quality	In the near future (2012?) new monitoring data from the Calgary Regional Airshed Zone is expected to become available.
Transportation Corridors and Wildlife	Monitoring of wildlife highway mortality continues, however the database has not been fully updated and quality controlled. It is expected that this information will be available for future iterations of this report.
Quantitative Land Uses	Due to dramatic economic changes there have been no substantial changes to land use or zoning. The Town of Canmore Planning Department maintains current zoning maps so this indicator can be recalculated at such a point in time as there are significant changes to land use patterns in Canmore.