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Canmore Community Monitoring Program 2014 Final Report



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Photo Credits: Elevation Place courtesy of the Town of Canmore

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2014 Executive Summary

Place

Canmore continues to grow and evolve into one of Canada's premier mountain communities. Long known for trails and stunning mountain views, the community has made a significant commitment to recreational and cultural facilities. The newly constructed Elevation Place is a hub for recreation, arts & culture, and community. The facility has proven very popular with both residents and visitors. The old swimming pool at the Recreation Centre was redeveloped as a much expanded gymnastics facility, while the old public library is currently being renovated into artsPlace, a community arts centre. This new facility is nearing completion and is expected to open in the fall of 2015.

The 2013 flood caused a great deal of damage in Canmore. Flood recovery and planning mitigations for future flood events have been a key focus for the Town of Canmore and the whole community. After the prior update of the Land Use Bylaw (LUB), the Town is now updating the 1998 Municipal Development Plan (MDB). This is the core planning document for the municipality and sets the broad overall plan for the community.

Two recent proposals to rezone and develop municipal reserve lands in the Peaks of Grassi and the Old Daycare Lands have resulted in considerable community debate on how to best balance community green space, development, and the need for affordable housing. The Peaks of Grassi Land Use Amendment was defeated at Council. The Old Daycare Lands redevelopment planning process is still underway.

Three Sisters Mountain Village (TSMV), the last major tract of undeveloped land in Canmore was placed in receivership in 2009. In 2013 the property was purchased, and TSMV is now managed by a new ownership group. A different approach to collaborative community consultation and planning is underway: the Smith Creek Planning Process will be ongoing through 2016, with the goal of developing a new Area Structure Plan (ASP) for TSMV.

Generally, the community views Canmore in a very positive light, with 80% of the residents agreeing that there is a strong sense of community, and 96% indicating that they like living in Canmore.

Service

The volunteer and charitable sector in Canmore remains strong. Community organizations and programs cover a wide spectrum of cultural, social, environmental, youth, senior, and other community needs.

Canmore's social, cultural, and recreational programs remain popular with high levels of participation. The library continues to be very popular with high levels of membership and circulation. The newly opened Elevation Place provides a wealth of recreational opportunities and new library space and gallery for the Canmore Artist's Guild.

Overall, Canmore remains a safe community, crime rates remain low and the crime severity index has trended lower over the past 5 years. The Sense of Community survey reveals that most residents tend to feel safe in Canmore. However, it is important to remember that there are still issues and vulnerable populations, as Bow Valley Victims Services continues to report an upward trend in the number of reported domestic abuse cases. For a relatively small community, Canmore enjoys enviable access to a large number of physicians and a local hospital with relatively short wait times. Food bank use is in decline after seeing an increased demand for hampers after the 2008 economic crisis.

Economy

With tourism, development and real estate as major economic drivers, Canmore was hit especially hard by the global economic crisis of 2008. Unemployment rates rose, and the number of residents employed in construction dropped by more than 30%. Average individual incomes dropped by \$5,000 and the number of people receiving social assistance payments and employment insurance (EI) increased. By 2011/12 average incomes had risen slightly, and EI recipients were decreasing, indicating that a recovery in the economy and labour markets might be underway. The Job Resource Centre reports a significant increase in employers looking for workers, and regional tourism increased in 2013/14.

After an unprecedented peak of high prices and high volumes in 2006 and 2007, the development and real estate industries were hit hard by the financial crisis in 2008. Building permits and housing starts plummeted and the real estate market slowed considerably. After some difficult years the local economy started to gain in strength, with increased building permits and housing starts in 2013 & 2014. Realtors report that the price of residential properties began to recover in 2013, and that 2014 was the most active market since 2007.

A long standing issue, the availability and affordability of housing has emerged as one of the key community issues. With an effective vacancy rate close to 0%, and upward price pressures, finding rental housing has become a challenge for many residents and a limiting factor for the labour market, with many workers having trouble finding housing and some employers having trouble finding workers. Residential house prices remain very high, and home ownership remains beyond the financial means of many low to average income people (particularly single individuals and lone parent families).

In 2015 the Town of Canmore explored the issue of the 'Living Wage' in the community. The living wage is the hourly rate at which a household can meet its basic needs. The estimated living wage is \$23.40 (each) for a couple with 2 children, \$24.25 for a lone parent with 1 child, and \$20.03 for a single adult.

Environment

The mountain environment is central to Canmore as a community and a tourist destination. As such, sustainability and conservation of wildlife are important issues in the community. Late in 2012, a permanent air quality monitoring station was installed. The results have indicated levels of air pollutants well within the standard for Alberta. Ridership on the new

ROAM bus service between Banff and Canmore increased by more than 50% from 2013 to 2014.

Green House Gas (GHG) emissions from natural gas consumption and electricity generation trended upwards. Residential water consumption continued to decline, while Industrial, Commercial and Institutional (ICI) water consumption and total water production continued to climb. Drinking water quality remains high, and well within required parameters.

Residential waste diversion rates increased by 10%, with less waste being sent to the landfill. The damage from the 2013 floods and increasing building permits and housing starts led to an increase in the quantity of construction and demolition debris and an increase in the overall quantity of waste sent to landfill.

Wildlife/human conflict continues to be a concern in the community with a recent rise in reported cougar conflict incidents. Fortunately, the majority of the occurrences are rated of low or moderate concern, and there have been no conflict incidents in recent years resulting in human injury or death. Canmore continues to be a leader in reducing wildlife conflict, from the installation of bear proof bins in 1998, to the development of the WildSmart community education program.

People

The financial crisis of 2008 stalled a period of rapid growth and development in Canmore, particularly the increasing number of semi-permanent residents who were buying recreational properties in the community. From 2011 to 2014 the number of permanent residents in Canmore grew slightly, reversing a no/low growth trend in the permanent population. Of particular note, the number of children in the community and enrolled in local schools increased slightly, counter to past trends of a declining population of youth. Overall, Canmore's population continues to shift to older age brackets, with an increasing proportion of residents age 55 and over. Due to changes in the municipal census there are significant differences in the population counts for semi-permanent residents. Therefore it is not possible to comment on trends in that population with confidence.

The Town of Canmore continues to engage with the community on a wide variety of issues, including public consultations for the Canmore Art Centre, Peaks of Grassi Redevelopment, Old Daycare Lands, Open Trails and Space Plan, and the new Smith Creek Planning Process for TSMV.

The cost of living and affordability of housing are longstanding issues in Canmore, but have grown more acute in recent years. Housing cost issues were at the top of residents minds in the 2014 Citizen Satisfaction Survey. The need for appropriate and affordable housing remains a key community issue.

Preface

The Program

“Canmore is a resilient and vibrant community socially, economically, and environmentally. Its strength is in its resourceful and engaged citizens, who thrive together on the strength of the community’s heritage, long-term commitment to the diversity of its people, and health of the mountain landscape.”

-Town of Canmore 2013-2015 Strategic Plan

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* (Town of Canmore, 2006), which was crafted with the involvement of over 600 participants. It identified key community values and principles, and goals and criteria to achieve the Vision of the community. The Mining the Future Vision has been further refined with more detailed goals in the *Town of Canmore’s 2013-2015 Strategic Plan* (Town of Canmore, 2012a). The goals of the Strategic Plan provide the organizational framework for this report.

Goals: 2013-2015 Strategic Plan	
Category	Goals
Place	1. Canmore has a unique sense of place
	2. The social, cultural, and economic health of the downtown is essential to maintaining the downtown as the heart of the community
Service	3. Canmore’s services and programs respond to the social, cultural and recreational aspirations of its residents
	4. Canmore is a safe community
	5. The Town of Canmore delivers effective and fiscally responsible services while valuing innovation
Economy	6. Canmore has a diverse economy that is resilient to change
	7. Canmore’s services and programs meet the needs of a diverse socio-economic population
Environment	8. Canmore is a municipal leader in environmental stewardship
	9. Canmore’s natural environment remains viable for wildlife while providing opportunity for human enjoyment
People	10. Town of Canmore decisions are based on informed and accurate information and deliberated in an open and transparent fashion
	11. We value and support “people” as the corporation’s and community’s strongest asset

The Monitoring Program involves...

- identifying indicators to be tracked and followed over time;
- 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 A: Archived/Inactive Indicators.

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. . 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, 2010, 2012, 2013: no census was conducted for these years, so missing population numbers were estimated using linear interpolation between the adjacent census years.

The Federal Census of Canada was updated in 2011. The ‘long form’ census that traditionally collected more detailed information was discontinued and replaced with the new National Household Survey (NHS). There are a number of concerns and unknowns regarding the quality of the NHS data. Where it is deemed appropriate, information from

the NHS is included in the 2012 and 2014 editions of this report, but it should be treated with caution as it was collected using very different methods than previous census years, and very different methods than those used by other major countries. Due to changes in methodology, 2011 NHS data is not comparable to the 2006 or previous ‘long form’ census data. More information about the 2011 NHS is available at: <http://www12.statcan.gc.ca/nhs-enm/index-eng.cfm>

The 2014 Canmore Census (Town of Canmore, 2014a) contains some significant differences to prior editions (2011 was the previous census), therefore, 2014 is not always comparable to past census years. This complicates multi-year trend analysis for some indicators. In some cases examining trends is not possible due to differences in the data or census methodology.

1. Questions/categorization: For 2014, some questions and/or the categorization of responses are different than the 2011 census. In these cases, year over year trend comparisons are not possible.
2. Non-response: In 2014, respondents were presented with the option ‘Prefer not to answer’. When combined with the ‘Unknown’ category, this sometimes results in significant non-responses (sometimes <15% or more). This complicates year over year trend analysis as the high proportion of non-responses could create and/or obscure apparent change, especially for small responses groups. Additionally, it is not known what effect non-response bias could have on the census (e.g. are certain socio-economic groups more likely to respond or not respond to certain questions?).
3. Semi-permanent (non-permanent) residents: the 2014 census reported substantially fewer semi-permanent residents than the 2011 census. Because of the difference in these numbers, any calculations based on per-capita total population must be treated with extreme caution when looking at multi-year data. This issue is discussed further in the relevant sections of this report. Accurately counting semi-permanent residents is very challenging. It is expected that the new information and experience gathered in the 2014 Census will help to refine the semi-permanent resident count in future editions of the census.

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 main sections according to the goals of the Town of Canmore’s 2013-2015 Strategic Plan:

1. Place
2. Service
3. Economy
4. Environment
5. People

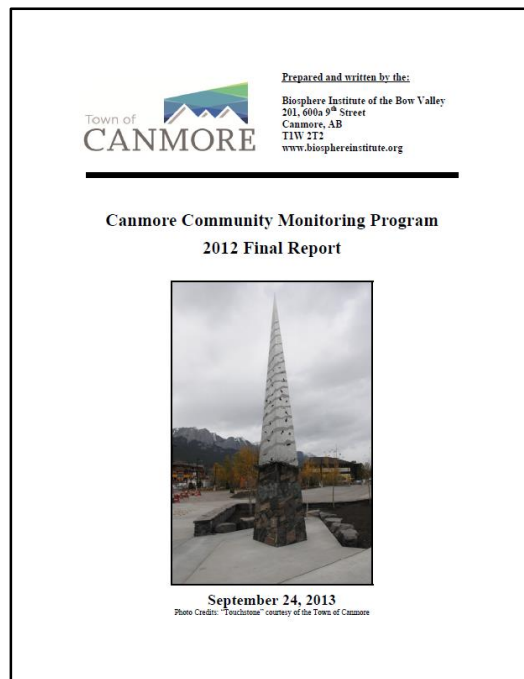
Each of these sections contains a linkage to the strategic plan goals, multiple indicators and measures. The layout of each indicator category consists of a definition, graph(s) or table(s), the source of the data, observations, and interpretations. Where available, indicator thresholds, community initiatives and recommendations for additional information or data collection are also included.

This report is 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
- Canmore Community Monitoring Program 2010 Report – April, 2011
- Canmore Community Monitoring Program 2012 Report – September 24, 2013
- Mining the Future: A Vision for Canmore 2006
- Town of Canmore 2013-2015 Strategic Plan: 2012





These reports are available at the Town of Canmore and the Biosphere Institute Resource Centre or online at: <http://biosphereinstitute.org/library/library-resource-downloads/>



Trend Conditions

The following indicators have been brought forward to highlight some key changes that have happened in Canmore since 2010. 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 2010 to 2014 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 2014, nor is all of it collected on an annual basis). Note: when 2010-2014 data is not available, the closest 5 year period and/or available data is used.

The following change descriptors were chosen to summarize the trend of the indicator for the available data points during the period for 2010-2014. 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 measurable change of at least +5% over the base year
Decreased 	Values have generally trended downwards resulting in a measurable 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

Acknowledgements

We would like to express appreciation to the agencies, organizations and individuals who provided the information for this report. We would also like to thank all the people who participated in the workshops and reviewed the document. A special thank you goes out to Brenda Caston from the Town of Canmore for her many years of hard work and dedication in managing the Community Monitoring Report.

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Place

“Canmore is a resilient and vibrant community socially, economically, and environmentally. Its strength is in its resourceful and engaged citizens, who thrive together on the strength of the community’s heritage, long-term commitment to the diversity of its people, and health of the mountain landscape.”

-Town of Canmore 2013-2015 Strategic Plan

Goals: 2013-2015 Strategic Plan	
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	4. Canmore is a safe community
	5. The Town of Canmore delivers effective and fiscally responsible services while valuing innovation
Economy	6. Canmore has a diverse economy that is resilient to change
	7. Canmore’s services and programs meet the needs of a diverse socio-economic population
Environment	8. Canmore is a municipal leader in environmental stewardship
	9. Canmore’s natural environment remains viable for wildlife while providing opportunity for human enjoyment
People	10. Town of Canmore decisions are based on informed and accurate information and deliberated in an open and transparent fashion
	11. We value and support “people” as the corporation’s and community’s strongest asset


-Town of Canmore 2013-2015 Strategic Plan

Summary

Place Indicators - Summary	
Section	Specific Measures/Community Initiatives*
1. Sense of Community	In 2008, 70% of respondents indicated that Canmore has a strong sense of community. This increased to 80% in 2013.
2. Community Facilities	The construction of Elevation Place, the redevelopment of the old pool as a gymnastics facility, and the redevelopment of the old library as artsPlace represent major initiatives and investments in Canmore's community facilities. Elevation Place also serves as a key community facility at the gateway to downtown.
3. Arts and Culture	<ul style="list-style-type: none"> -New Public Art: Touchstone. -Galleries at Elevation Place: Canmore Art Guild and the Three Sisters Gallery. -Utility Box Art Program in 2014/15. -The new artsPlace facility is scheduled to open in 2015
4. Land Use, Development and Planning Standards	<ul style="list-style-type: none"> -Flood recovery, mitigation, and planning ongoing. -Municipal Development Plan (MDP) update underway. -Smith Creek Planning Process for TSMV underway. -Peaks of Grassi Land Use Amendment defeated at Council. -Old Daycare Lands redevelopment planning process underway. -Human Use Management Review (HUMR), Open Space and Trails Plan (OTSP), and Integrated Transportation Plan (ITP) completed.

*This section contains fewer measurable indicators and focuses on community initiatives to meet the goals of the Strategic Plan and the Vision.

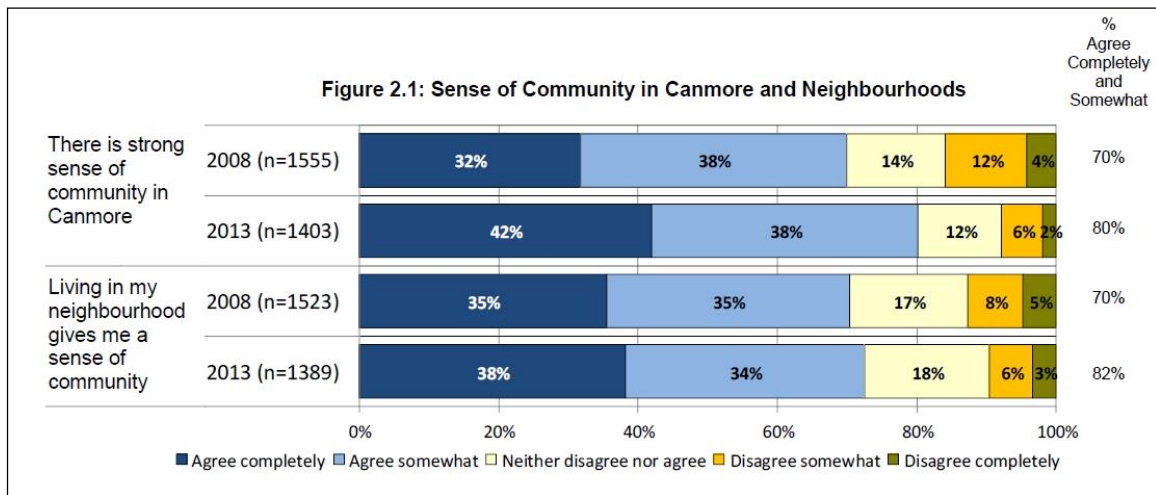
1. Sense of Community

Strategic Plan Linkages:	Trend	
<p>Place #1. Canmore has a unique sense of place</p> <p>People #11. We value and support “people” as the corporation’s and community’s strongest asset</p>	<p>% of residents indicating that Canmore has a ‘strong sense of community’</p>	

Sense of Community:

"A feeling that members have of belonging, a feeling that members matter to one another and to the group, and a shared faith that members' needs will be met through their commitment to be together." (McMillan and Chavis, 1986)

The concept of “sense of community” is something that is not captured in a standard population census, demographics statistics, or economic indicators. The Sense of Community Survey collects trending data every five years, reflecting people’s perceptions of various community characteristics. This survey creates a benchmark for future changes in our own sense of community.



Source: 2013 Town of Canmore Sense of Community Survey (HarGroup, 2013)

Observations:

1. A total of 1,445 Canmore citizens participated in the 2013 Sense of Community Survey. The 2008 survey received a total of 1,603 returned questionnaires.
2. The responses to the 2013 Sense of Community Report indicate that 80% agreed that there is a strong sense of community in Canmore (vs. 70% in 2008). 96% of respondents like living in Canmore (vs. 93% in 2008) and 89% feel like they belong in Canmore (vs. 86% in 2008).

3. There is some long-standing concern about population turnover and migration rates in the community, however 81% of respondents agreed that “it would take a lot for me to move from Canmore” (vs. 78% in 2008). Only 6% indicated that they had plans to leave Canmore in the next year, and this was primarily due to the cost of living in this community.
4. The responses to community involvement were similar in both the 2008 and 2013 surveys. In 2013, 82% reported that they attend community events and activities (83% in 2008), and 57% reported that they help out by volunteering (59% in 2008).
5. Public amenities such as pathways, parks, the Recreation Centre (and the new Elevation Place) were all identified as key elements contributing to the sense of community.
6. Additional information from the Sense of Community Survey is included throughout this report as it relates to specific indicators (e.g. crime, wildlife and human safety, non-permanent population etc.) (HarGroup, 2008 & HarGroup, 2013).

Interpretation:

1. Residents’ perceptions generally suggest that there continues to be a strong sense of community in Canmore from both the permanent and semi-permanent population.

2. Community Facilities

Strategic Plan Linkages:	Trend
<p>Place #1. Canmore has a unique sense of place</p> <p>Service #2. The social, cultural, and economic health of the downtown is essential to maintaining the downtown as the heart of the community</p> <p>Service #3. Canmore’s services and programs respond to the social, cultural and recreational aspirations of its residents</p>	<p>The construction of Elevation Place, the redevelopment of the old pool as a gymnastics facility, and the conversion of the old library to an arts centre represent major initiatives and long term investments in Canmore’s community facilities. Elevation Place also serves as a key community facility at the gateway to downtown.</p>

Canmore features a wide array of community facilities and recreational opportunities. In addition to very modern indoor recreational facilities, there is an extensive network of trails, pathways, parks, and outdoor green spaces. Canmore is also surrounded by the trails and Provincial parkland of Kananaskis Country and the world class facilities of the Canmore Nordic Centre. The following are key community initiatives undertaken over the past few years:

Observations & Community Initiatives

Elevation Place

1. Elevation Place serves as a hub and gathering place for the community, with recreational, social, and cultural facilities and amenities. This 77,000 square foot facility officially opened in April 2013. It features an aquatics centre, cardio and weight room, art guild gallery, library, climbing wall, child minding, day camps and multi-use community spaces.
2. The popularity of the programs and facilities at Elevation Place has significantly increased recreational program and facility use. Elevation Place has been very busy and well used by residents and visitors. Additionally, the expanded Canmore Library location in Elevation Place has increased membership and circulation at the new location.



3. More information is available at: <http://www.elevationplace.ca/> or from the Town of Canmore website: <http://www.canmore.ca/Municipal-Sustainability/Social/Multiplex.html>

Old Pool Redevelopment

4. With the construction of Elevation Place, a public engagement process was put in place to gather feedback to help guide the redevelopment of the old swimming pool at the Recreation Centre. From the possible options proposed, an expanded gymnastics

facility was chosen. In the spring of 2015, the redevelopment of the old pool into a larger gymnastics area was completed, with the old gymnastics space on the 2nd floor of the Recreation Centre converted into a multi-use space.

artsPlace – Canmore Community Arts Centre

5. In 2011, the Community Arts Development Task Force began investigating the options for an Arts Development Centre. The Task Force engaged the local arts stakeholders and the broader community and recommended that the former library building (the library has been relocated to an expanded location at Elevation Place) be dedicated to this purpose. The new artsPlace is currently under construction and a grand opening is planned for September 2015. The facility will be managed by the Canadian Mountain Arts Foundation (CMAF) and will feature studio space for visual arts, performance, ceramics, fabrication, and a hub/gallery for displays and gatherings. For more information please visit: <http://artsplacecanmore.com/>



3. Arts & Culture

Strategic Plan Linkages:	Trend
<p>Place #1. Canmore has a unique sense of place</p> <p>Service #2. The social, cultural, and economic health of the downtown is essential to maintaining the downtown as the heart of the community</p> <p>Service #3. Canmore’s services and programs respond to the social, cultural and recreational aspirations of its residents</p>	<p>-New Public Art: Touchstone. -Galleries at Elevation Place: Canmore Art Guild and the Three Sisters Gallery. -Utility Box Art Program in 2014/15. -The new artsPlace facility is scheduled to open in 2015</p>

Canmore is home to an active and thriving arts & culture community. With a wealth of local talent and support from the Town and local community, Canmore’s investment into public art, facilities, and cultural initiatives continues to express a unique sense of place and community. The latest information on arts & culture is available from the Arts & Culture Department of the Town of Canmore on their blog at:

<http://artsandculturetoc.wordpress.com/>

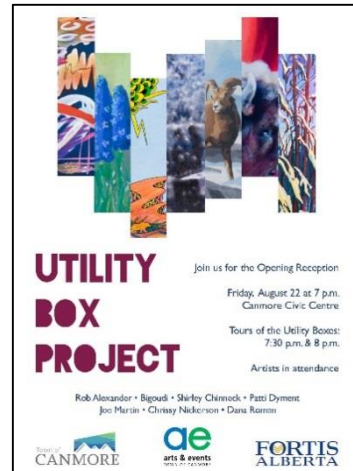
Observations & Community Initiatives

1. The Town of Canmore is a long-time supporter of public art in the community. *Touchstone* by Peter Powning was installed in 2012 at the front entrance to the newly opened Elevation Place. This is a 30’ sculpture of stone, bronze, and stainless steel. A unique feature of the sculpture is the cast bronze impressions of historical artifacts supplied by local residents.
2. In 2014 the Town of Canmore and the Canmore Community Public Art Committee hosted the 4th annual Alberta Public Art Network Summit.
3. For more information about the Public Art Program please visit the Town of Canmore’s website at: <http://canmore.ca/About-Canmore/Arts-and-Culture/Town-of-Canmore-Public-Art-Program.html>
4. Elevation Place provides a new home and space for the Canmore Art Guild Gallery. Visit their website for more information (<http://www.canmoreartguild.com/>). Elevation Place is also home to the Three Sisters Gallery which is curated by the Community Public Art Committee. For information on the gallery and its exhibits please visit: <http://www.canmorepublicart.com/art-gallery.html>



Touchstone image: Town of Canmore

5. The new artsPlace is currently under construction in the old public library building, and a grand opening is planned for September 2015. The facility will be managed by the Canadian Mountain Arts Foundation (CMAF) and will feature studio space for visual arts, performance, ceramics, fabrication, and a hub/gallery for displays and gatherings. The newly launched artsPlace website contains information about the new facility and arts and cultural events and directories for the community. For more information please visit: <http://artsplacecanmore.com/>.
6. The Canmore Utility Box Art Program debuted in 2014. In partnership with Fortis and local artists, 14 boxes were decorated with specialized wraps. The program has dual goals of beautifying the Town and preventing graffiti. Additional utility box art installations are planned for 2015.



Additional utility box art

4. Land Use, Development and Planning Standards

Strategic Plan Linkages:	Trend
<p>Place #1. Canmore has a unique sense of place</p> <p>Place #2. The social, cultural, and economic health of the downtown is essential to maintaining the downtown as the heart of the community</p>	<ul style="list-style-type: none"> -Flood recovery, mitigation, and planning ongoing. -Municipal Development Plan (MDP) update underway. -Smith Creek Planning Process for TSMV underway. -Peaks of Grassi Land Use Amendment defeated at Council. -Old Daycare Lands redevelopment planning process underway. -Human Use Management Review (HUMR), Open Space and Trails Plan (OTSP), and Integrated Transportation Plan (ITP) completed.

Observations & Community Initiatives

Flood Recovery and Mitigation

1. In June 2013, Canmore was hit by the most devastating floods in its history. The floods caused significant infrastructure and property damage, from which the community is still recovering. Numerous repairs were required to roads, the railway, homes, businesses and other structures. To reduce the risk of future flood impacts a major rebuild and hazard mitigation project was undertaken at Cougar Creek. To assist in the recovery from the 2013 floods the Town of Canmore waived building permit fees to repair damaged structures through the end of 2014.
2. In 2013, immediately following the floods, Council commissioned the Mountain Creek Hazard Mitigation Plan. The Plan involves a series of detailed hazard studies on local creeks. It is expected that information from these studies will result in some significant changes and land use rezoning in the LUB and MDP. This process is currently ongoing. More information on the study and reports on local creeks are available at:



<http://www.canmore.ca/About-Canmore/Flood/Mountain-Creek-Hazard-Mitigation.html>

Municipal Development Plan (MDP)

3. The current MDP was written in 1998 (Town of Canmore, 1998) and the Town of Canmore is undertaking an update of this core planning document. The community had been previously engaged in providing feedback on an MDP update from 2007-2009, known as the Community Sustainability Plan (CSP). The CSP was rescinded by Council after second reading. The work on the revised MDP builds on some of the feedback and consultations from the CSP process and is ongoing as of June 2015.
[\(http://www.canmore.ca/MDP/\)](http://www.canmore.ca/MDP/)



Three Sisters Mountain Village (TSMV)

4. TSMV, the largest undeveloped area of land in the town, was placed in receivership in 2009. The property was purchased in September 2013 and planning for the property has restarted under renewed ownership. The Town of Canmore, TSMV, and Quantum Place Developments have embarked on a collaborative planning process for the Smith Creek Lands (Sites 7, 8 & 9). The Smith Creek Planning Process began in April of 2015, with open houses in May, and a call for applications from residents and stakeholders for a Community Advisory Group (CAG). This process is just beginning as of June 2015, and is expected to be ongoing through spring of 2016. For more information please visit: <http://smithcreekcanmore.ca/>
5. More information about the history of planning on the TSMV lands is available from: <http://www.canmore.ca/Service-Areas/Planning-Development/Planning-for-Three-Sisters-Lands.html>

Peaks of Grassi Land Use Amendment Application

6. In 2014, the Town of Canmore received an application to rezone three parcels of Urban Reserve (UR) land in the Peaks of Grassi subdivision. The application was defeated unanimously at second reading by Council in February 2015. Background information on the application is available at:
<http://www.canmore.ca/Municipal-Services/Planning-Building-Development/Land-Use-and-Development-in-the-Peaks-of-Grassi.html>



Old Daycare Lands

7. The old Canmore daycare was demolished and beginning in 2012, the Town engaged the community in discussions for redevelopment of the site. There is currently a proposal that up to 50% of the Municipal Reserve lands be designated for the development of Perpetually Affordable Housing (PAH). A public hearing was held on June 17, 2015 and possible Council decisions regarding the lands are possibly expected later in 2015. This process is currently ongoing. For more information, please visit



<http://www.canmore.ca/Service-Areas/Planning-Development/Redevelopment-of-the-Old-Daycare-Lands.html>

Open Space and Trails Plan (OSTP)

8. The OTSP is focused on working towards a well-connected trails and open space network. Additional input was gathered via the HUMR and ITP (see both below) engagement processes. The OSTP was approved by Council for planning purposes in June 2015. For more information please visit: <http://www.canmore.ca/Service-Areas/Planning-Development/Open-Space-and-Trails-Plan.html> (Town of Canmore, 2015a)



Human Use Management Review (HUMR)

9. The HUMR stakeholder group was established in the spring of 2014. With over 25 representatives, the group reviewed the status of human & wildlife planning and management in the Canmore area. An online survey gathered feedback from 525 respondents. The guiding principle of the HUMR group was that “Trails in the Bow Valley are properly located, maintained, provide high quality recreational opportunities and offer a great user experience.” In March 2015, Council accepted the recommendations and implementation plan from the HUMR for planning purposes (Town of Canmore, 2015b). A summary of key feedback and recommendations received during the HUMR process is also available in the OTSP report: <http://canmore.ca/Service-Areas/Planning-Development/Open-Space-and-Trails-Plan.html>



Integrated Transportation Plan (ITP)

10. The ITP encompasses the entire transportation network, including the walking and cycling network for active transportation. The Plan also considers infrastructure, parking, and local transit. Town Council accepted the ITP for planning purposes in January 2015 (with amendments) (Town of Canmore and HDR Corporation, 2014).

Sustainability Screening Reports (SSR)

11. 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. The process was later amended in 2013. Only after an SSR is accepted will further applications for the project be considered. Full details of the SSR process are available on the Town of Canmore's website: <http://www.canmore.ca/Municipal-Sustainability/Sustainability-Screening-Reports/>.
12. In 2014, the Town of Canmore received a SHIFT Sustainability Award in Jackson Hole, WY for the development and implementation of the SSR process.

Citizen Satisfaction Survey

13. In the 2012 Citizen Satisfaction Survey, 72% of residents agreed that 'it is possible for the town of Canmore to grow while maintain the quality of life we have come to enjoy in this town.' This decreased to 65% in the 2014 Citizen Satisfaction Survey.
14. In 2012, 67% of residents agreed that 'the Town of Canmore does a good job of managing the level of growth in the town'. This decreased to 61% in 2014 (Ipsos Reid, 2012 & Ipsos Reid, 2014).

Service


“Canmore is a resilient and vibrant community socially, economically, and environmentally. Its strength is in its resourceful and engaged citizens, who thrive together on the strength of the community’s heritage, long-term commitment to the diversity of its people, and health of the mountain landscape.”

-Town of Canmore 2013-2015 Strategic Plan

Goals: 2013-2015 Strategic Plan	
Category	Goals
Place	1. Canmore has a unique sense of place
	2. The social, cultural, and economic health of the downtown is essential to maintaining the downtown as the heart of the community
Service	3. Canmore’s services and programs respond to the social, cultural and recreational aspirations of its residents
	4. Canmore is a safe community
	5. The Town of Canmore delivers effective and fiscally responsible services while valuing innovation
Economy	6. Canmore has a diverse economy that is resilient to change
	7. Canmore’s services and programs meet the needs of a diverse socio-economic population
Environment	8. Canmore is a municipal leader in environmental stewardship
	9. Canmore’s natural environment remains viable for wildlife while providing opportunity for human enjoyment
People	10. Town of Canmore decisions are based on informed and accurate information and deliberated in an open and transparent fashion
	11. We value and support “people” as the corporation’s and community’s strongest asset

-Town of Canmore 2013-2015 Strategic Plan

Summary

Service Indicators – 5 Year Trend Summary			
Section	Specific Measures/Community Initiatives*	Trend 2010-2014	Comments
1. Volunteer Organizations	# of Volunteer Organizations		# of volunteer organizations remains stable
	# of Registered Charities		# of registered charities remains stable
2. Library Facilities And Use	Membership		Compared to the Alberta average, Canmore's public library has a higher rate of membership and circulation. From 2011 to 2014, membership increased by 12.9% and circulation by 10.5%.
	Circulation		
3. Recreational Program and Facility Use	Facility Use and Recreation Program Participation		Elevation Place and the redevelopment of the old pool represent major initiatives and investments in meeting the aspirations of the residents.
4. Responses to Food Need	Food Bank Hampers		Hamper distribution dropped by 38% from 2009/10 to 2013/14.
5. Education of Children and Youth	Student Enrolment (all schools)		Total enrollment in Canmore's 3 school systems has increased by 13% since 2010/11.
6. Alcohol and Drug Use - Treatment	AHS Treatment Rate		Overall the treatment rate has dropped slightly but has fluctuated on a year to year basis.
7. Health Services	Emergency Room Visits		The opening of an Urgent Care facility in Cochrane has resulted in fewer drop-in patients to the Canmore Hospital.
8. Community Safety	Total Criminal Offenses		From 2009-2013 the # and per capita rate of criminal offenses has remained low.
	Crime Severity Index		From 2009-2013 the crime severity index dropped by 6%.
9. Domestic Abuse	BVVSA Domestic Abuse Caseload		Although there are annual fluctuations, the # of BVVSA caseloads has been trending upwards.

1. Volunteer Organizations

Strategic Plan Linkages:	Trend	
Service #3. Canmore’s services and programs respond to the social, cultural and recreational aspirations of its residents	# of Volunteer Organizations	
People #11. We value and support “people” as the corporation’s and community’s strongest asset	# of Registered Charities	

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.

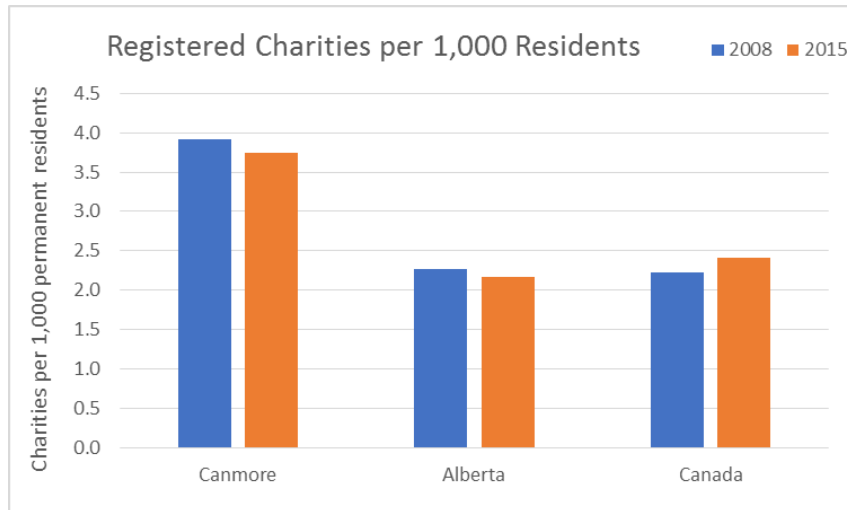
Observations:

1. The Bow Valley Community Resource Directory is the most complete listing available of community organizations. There are also a number of informal groups and individual volunteer efforts that are not captured in official lists. As of December 2014, there are at least 130+ Canmore based charities, non-profit and volunteer driven organizations. This number fluctuates slightly on an annual basis, however there has been no significant increase or decrease over the past 5+ years. There are also a number of organizations which are headquartered in Banff and/or the MD of Bighorn which are active throughout the Bow Valley and provide services and opportunities to Canmore residents. These organizations were not included in the count as they are not based in Canmore itself (Town of Canmore and Town of Banff, 2014; CRA, 2015).
2. While most of these organizations have a local focus, there are 15+ 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 and Town of Banff, 2014; CRA, 2015).
3. While efforts have been made to do so, quantifying the total number of volunteers in the community and their volunteer hours is a nearly impossible task as many organizations do not intensively track this information.
4. A comprehensive listing of locally based charities is available from the Canada Revenue Agency. As of April 2015, there were 49 registered charities in Canmore (up from 47 in 2013). This is equivalent to 3.7 charities per 1,000 permanent residents.

Volunteer Organizations	
Year	# of Groups
2003	108
2004	115
2006	128
2007	140
2009	136
2011	138
2012	134
2014	134

Source: Canmore Community Resource & Business Directory

There was an average of 2.2 charities per 1,000 residents in Alberta and 2.4 per 1,000 in Canada (CRA, 2015).



Source: (CRA, 2015)



Community Initiatives:

1. There is a “Not for Profit” organizations information sharing network in the Town of Canmore’s Family and Community Support Services (FCSS) Resource Centre. Additionally, FCSS also helps recruit and refer volunteers to volunteer opportunities and provides training on volunteer management.
2. The 130+ community organizations provide a wide array of services and benefits to the community. Their area of services spans the full gamut from youth, seniors, religious organizations, education, environment, sports, arts, etc. A full listing of all the initiatives of these organizations is not available and would be extremely challenging to compile.

Interpretation:

1. Although Canmore is a relatively small community, it continues to be home to a wide range of volunteer and non-profit organizations that provide services and opportunities to many individuals and groups in the community. It is quite significant that there are at least 15 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 their home.

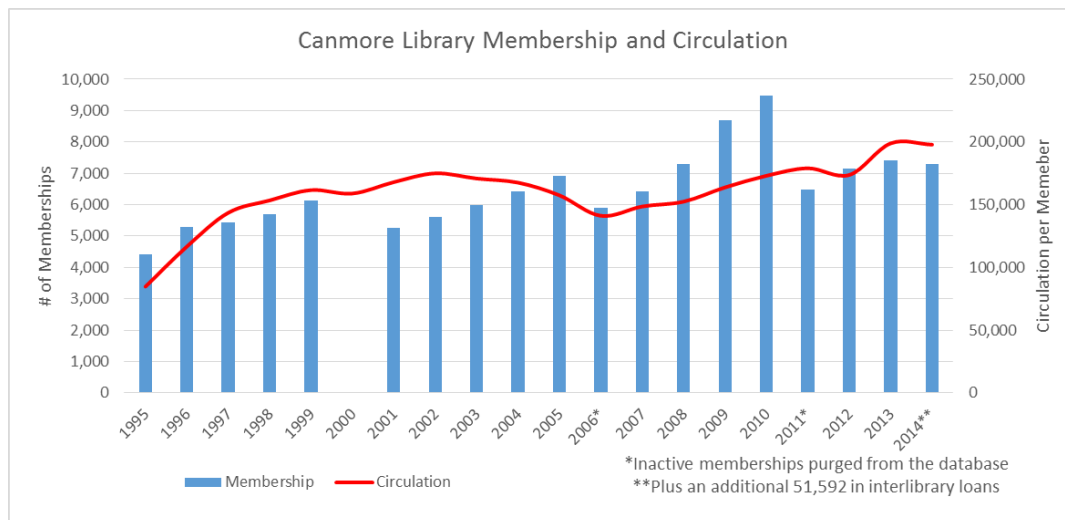
2. Library Facilities and Use

Strategic Plan Linkages:	Trend	
Service #3. Canmore’s services and programs respond to the social, cultural and recreational aspirations of its residents	Membership	
	Circulation	

The Canmore Public Library is an important community resource that provides access to materials, educational programming, and events. In April 2013, the library moved into a larger space at the newly constructed Elevation Place. For more information about the library, its mission and history, please visit:

<http://www.canmorelibrary.ab.ca/>

Observations:

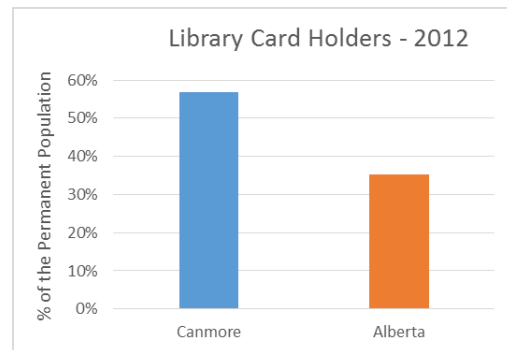
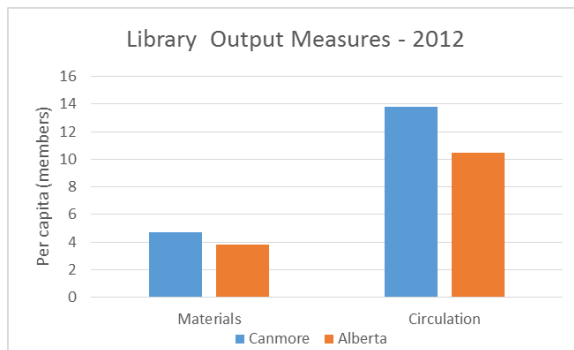


Source: (Canmore Public Library, 2015)

1. As of 2014, 7,302 people, or 55.8% of the permanent population of Canmore had a library card¹. In 2011, inactive memberships were purged from the database. From 2011 to 2014, membership increased by 12.9%.
2. The annual circulation of library materials has generally been on an upward trend since 2006, with a circulation of nearly 200,000 materials in 2014 (an average of 15.1 per member). Plus, there were an additional 51,592 materials circulated on interlibrary loans in 2014. From 2011 to 2014, circulation increased by 10.5%. (Canmore Public Library, 2015).

¹ Note: Membership numbers are not available for 2000 due to database changes; inactive records were purged in 2006 and 2011 leading to the apparent drop in membership

- In 2012 (the most recent year for which comparison data is available), Canmore had higher numbers of materials and circulation per capita than the average for all other Alberta communities (Alberta Municipal Affairs, 2014).



Source: (Alberta Municipal Affairs, 2014)

Community Initiatives


- The Canmore Public Library moved to a new, expanded facility at Elevation Place in the spring of 2013. The new location will help better serve the community as a shortage of space at the old library restricted the collection and programs offered. In addition, the library is open an extra 10 hours per week, providing expanded access to the facility and its materials.
- In addition to offering access to paper and digital materials, the library provided programming to over 10,000 participants in 2014. Programs and events include: movie night, knitting and crafts, language skills, tech help, special events, and the Friends of the Library Speaker Series.



Interpretation:

- In Canmore, there is a high level of community interest in the public library. Community interest and use of the library continues to grow. On a per capita basis, Canmore's library is more active than many other libraries in Alberta.
- Today's public libraries are active in many other activities beyond their traditional role as repositories of books. The library's expanded role in the community includes services such as providing public computer and internet access, interlibrary loan requests, educational 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. Recreational Program and Facility Use

Strategic Plan Linkages:	Trend	
Service #3. Canmore’s services and programs respond to the social, cultural and recreational aspirations of its residents	Facility Use and Recreation Program Participation	

As an active community, recreational programs and facilities are very important to Canmore’s residents. A wide variety of indoor and outdoor recreational activities are enjoyed by a diverse range of residents and visitors. The construction of Elevation Place was a major undertaking and is a significant investment in the community.

Observations:

1. The Town of Canmore offers a wide array of recreational programs and facilities. For a full listing please visit the Town of Canmore website: <http://canmore.ca/Recreation-Parks-and-Facilities/>. The community is also home to the provincially operated Canmore Nordic Centre which is a world-class facility for cross country skiing and home to numerous summer trails and events: <http://www.albertaparks.ca/canmore-nordic-centre.aspx>.
2. In the 2012 Citizen Satisfaction Survey, 76% of respondents indicated that recreational facilities and programs are very important, this decreased to 68% in the 2014 survey (Ipsos Reid, 2012 & Ipsos Reid, 2014).
3. In the 2014 Citizen Satisfaction Survey, 17% of the respondents felt that their quality of life had improved in the past 3 years, of these 32% felt this was due to the new Elevation Place. (Ipsos Reid, 2014).
4. The construction of Elevation Place and development of new programming has significantly increased the recreational opportunities available in Canmore. The new facility has been very busy and well used by both residents and visitors. New levels of participation are much higher than, and not really comparable to, pre-Elevation Place program participation statistics. Preliminary program participation levels for 2013 and 2014 are as follows:

Town of Canmore Recreation Programs Participation	2013	2014
Registered Program participation	18,603	17,705
Core Class participation	2,875	17,148
Member scans	68,439	117,190
Drop-in guests	45,883	70,352
Public Skaters	-	1,389
Usage of other facilities	-	107,331
Total	135,800	331,115

(Source: Town of Canmore, 2015c)

Community Initiatives

6. The grand opening for the newly constructed Elevation Place facility was held in April 2013. Elevation Place features an aquatics centre, cardio and weight room, art guild, library, climbing wall, child minding, and multi-use community spaces. More information is available at: <http://www.elevationplace.ca/>
7. Following a public consultation process the old swimming pool at the Recreation Centre was renovated to provide a new space for gymnastics and a walking track, while the former gymnastics area on the 2nd floor of the building was rebuilt as a multipurpose space.




Interpretation

1. With the construction of Elevation Place and the redevelopment of the old pool and Recreation Centre, Canmore has made a significant long term investment in the community. When combined with the Canmore Nordic Centre, Recreation Centre, town and regional trail networks, and community parks and green spaces, Canmore has excellent indoor and outdoor facilities to provide a wide range of recreational opportunities for both residents and visitors.

Recommendation

1. Continue to track, compile, and refine program and facility use statistics to monitor the use of Town facilities and programs over time. Collection of information on the use of Elevation Place by out of town visitors would help determine its role in attracting and serving tourists.

4. Responses to Food Need

Strategic Plan Linkages:	Trend	
Economy #7. Canmore’s services and programs meet the needs of a diverse socio-economic population	Christmas Hampers	
	Food Bank Hampers	
	Meals on Wheels	

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.

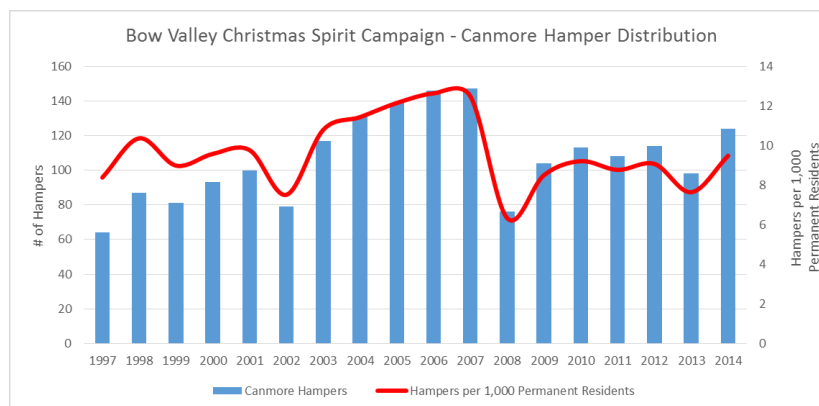
There are several Food for Learning programs at Canmore schools that provide snacks and lunch or breakfast to children whose families are having difficulty providing adequate food for their child. Families in need can self-identify or may be connected to the program by staff aware of the need.

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

Observations:

Christmas Hampers

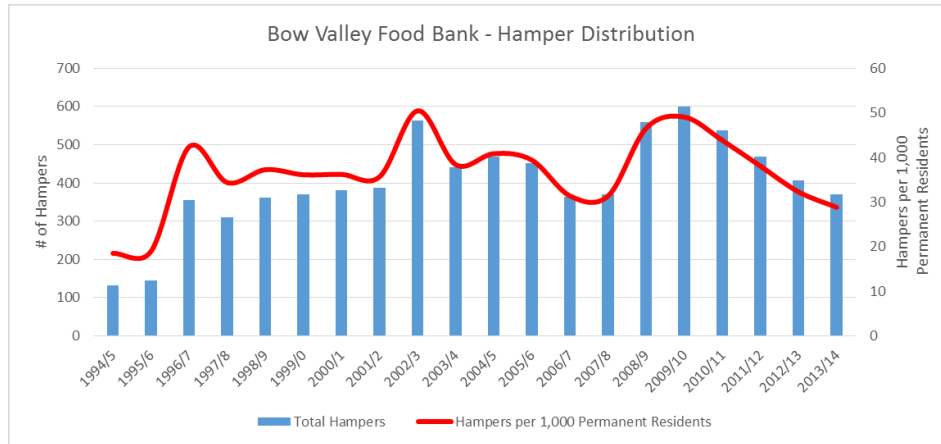
1. The Bow Valley Christmas Spirit Campaign coordinates the delivery of Christmas hampers (non-perishable food and toys) to families in need. The number of Christmas Hampers distributed in Canmore reached a high of 147 in 2007, dropping to 76 hampers in 2008. With some annual fluctuations, the demand for hampers rose to 124 in 2014 (Bow Valley Christmas Spirit Campaign, 2015).



Source: (Bow Valley Christmas Spirit Campaign, 2015)

Food Bank

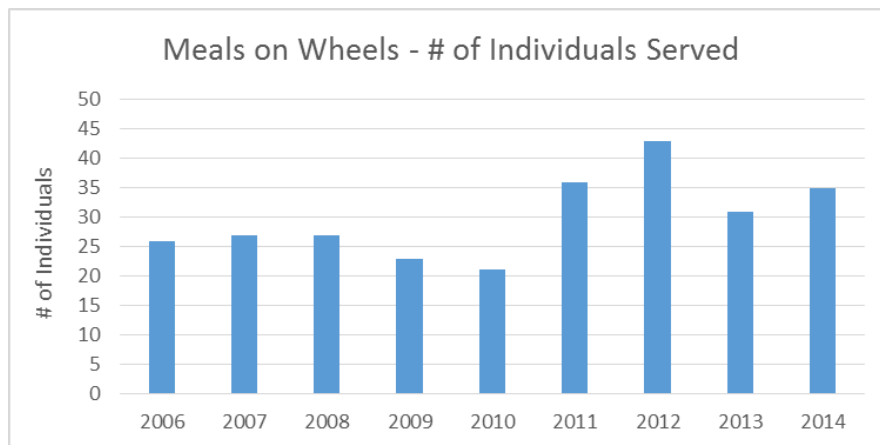
2. The Bow Valley Food Bank provides emergency food assistance to individuals and families experiencing a financial crisis. The Food Bank serves Canmore, Kananaskis, and the Bow Valley communities of the M.D. of Bighorn. In 2013/14, 94% of all hamper recipients were from Canmore. The total number served by the Food Bank has fluctuated somewhat over the years reaching a high of 600 hampers and 892 individuals in 2009/10. By 2013/14 the number of hampers distributed had dropped to 370, a decrease of 38.3% (Bow Valley Food Bank, 2014).



Source: (Bow Valley Food Bank, 2014)

Meals on Wheels

3. 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. In 2014, the program had 35 clients or an average of roughly ~10 meals for clients per day (Town of Canmore, 2015d).



Source: (Town of Canmore, 2015d)

Food For Learning Program

4. The number of children helped through the Food for Learning Program varies throughout each year and between years. Currently, about 6 children per year are receiving assistance through the program at Elizabeth Rummel Elementary School, with about 13 children helped through the Lawrence Grassi Middle School program. The numbers of children in this program are fairly consistent from year to year (CRPS, 2013).


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, a food co-op and a weekly "Community Soup & Bun Night" at St. Michael's Anglican Church Hall. Information on these programs can be obtained from Family and Community Support Services at the Town of Canmore.

Interpretation

1. While there are annual fluctuations in demand for services, there are consistently individuals and families in the community who are struggling to meet their basic needs. These programs offering food assistance are a vital resource for those who are struggling to make ends meet. While there is a perception of Canmore as an affluent community, the level of participation in these programs indicates that there is a proportion of the population who are struggling to meet their basic needs.

5. Education of Children and Youth

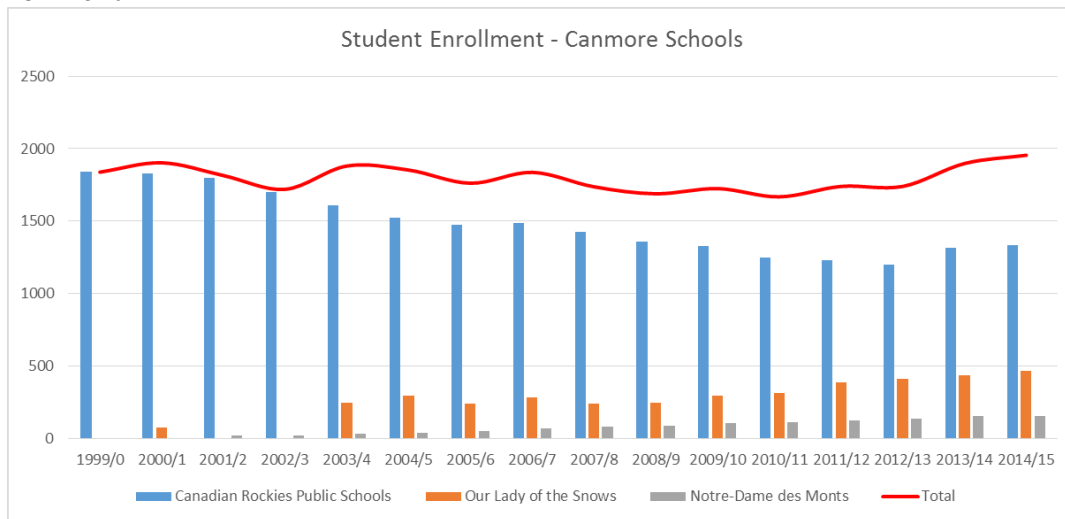
Strategic Plan Linkages:	Trend	
Service #3. Canmore's services and programs respond to the social, cultural and recreational aspirations of its residents	Student Enrolment (all schools)	

This section focuses on several formal measures relating to the education of children and youth, including enrolment, 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 teacher². While class size is one commonly used indicator, it does not tell the whole story and does not indicate the quality of teacher in the classroom, the quality of the curriculum, nor the educational outcomes of the students therein.

There are three school boards operating in Canmore: Canadian Rockies Public Schools (CRPS), Christ the Redeemer Catholic Schools, and Conseil Scolaire Catholique Francophone Du Sud de L'Alberta.

Observations:

Enrollment



Source: (CRPS, 2014; Our Lady of the Snows, 2014; Alberta Education, 2014, École Notre-Dame des Monts, 2014)

1. Enrollment in Canmore's schools has ranged from a low of 1,720 in 2002/3 to a high of 1,951 in 2014/15. In general, the total student population has been on an upward

² This number does not include teacher assistants, teacher librarians, specialist teachers, or administrators and other educators who have classroom responsibilities.

(<http://education.alberta.ca/departement/ipr/classsize.aspx>). Additional information on class sizes and proposed guidelines may be found at: <http://education.alberta.ca/departement/ipr/archive/commission/report/reality/school/implement.aspx>

trend over the past few years, with an increase of 13.3% since 2010/11 (CRPS, 2014; Our Lady of the Snows, 2014; Alberta Education, 2014, École Notre-Dame des Monts, 2014).

2. From 1999/00 to 2012/13 enrollment in the Canadian Rockies Public School Division's three schools was in a gradual decline. This was in large part due to the addition of two other schools to the community (Our Lady of the Snows and Notre Dame des Monts), which split the total student population between the additional schools. Increasing student numbers in 2013/14 and 2014/15 resulted in larger enrollment numbers for all three school systems.

Class Size

3. A detailed listing of class sizes by school and jurisdiction is not provided in this edition of the report, nor is it published by all school jurisdictions. Alberta Education provides a listing of average class sizes by jurisdiction (<https://education.alberta.ca/department/ipr/classsize/>).
4. Detailed class sizes by school and grade are available from the Canadian Rockies Public Schools (<http://www.crps.ca/view.php?action=documents&id=79>).

Annual Education Results Reports

5. 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. Full achievement test and diploma exam results are too lengthy to be included in this report, but they are available online from their respective websites:

Canadian Rockies Public Schools:

<http://www.crps.ca/view.php?action=documents&id=73>

Our Lady of the Snows Catholic Academy

<http://www.ourladyofthesnows.ca/documents/general/AEP-Brochure-OLS%202014.pdf>

Notre Dame des Monts

http://ndm.csud.ca/wp-content/uploads/2015/03/NDM_Plan-triennial-2014-2017-Janvier-2015.pdf

Community Initiatives:

1. Locally, the Bow Valley Early Childhood Development Coalition (BVECDC) is a community partnership which invests in the development of the whole child during the critical years of early development, ages 0 to 6. The project is linked to provincial and national ECMap initiatives (see below). For more information visit the Town of Canmore's website: <http://www.canmore.ca/News-and-Publications/Latest-News/Bow-Valley-Early-Childhood-Development-Coalition.html>.
2. The Early Childhood Development Mapping Project (ECMap) was a 5 year program which mapped school readiness across Alberta using the Early Development Instrument or EDI. In general, Bow Valley and Canmore children were ranked similar


to, or positively, when compared to overall Alberta averages (Alberta Government, 2014). For more information visit the ECMap website at <http://www.ecmap.ca/>.

3. In the fall of 2012, the Alpenglow Community School began offering a Waldorf-inspired Kindergarten program. In the fall of 2013, they began to offer grades 1 through 4 as an alternative program under the Canadian Rockies Public Schools. For more information visit their website at <http://www.alpenglowschool.ca>.
4. In 2012, a new facility opened to house the Canmore Community Daycare and the Canmore Preschool society. The new building is located on the same property as Lawrence Grassi Middle School and is a replica of Canmore's historic Roundhouse. The old daycare/preschool site is currently in the state of public consultation for determining possible new uses and redevelopment. For more information on the new facility please visit:
<http://www.canmoredaycare.com/> or <http://www.canmorepreschool.com/main.php>

Interpretation:

1. There are three operational school boards in Canmore and a newly created Waldorf-inspired Kindergarten to grade 4 community school. The presence of multiple schools in a small community provides an excellent array of quality educational choices for Canmore families. Sustaining this number of schools and school boards for a relatively small population of students is challenging, as funding and resources are limited.
2. There are a wide variety of educational outcome measures available from the schools and from Alberta Education, however, it is challenging to find single key indicators that will provide key insights into the schools. "Success" in an educational concept carries a high degree of individual subjectivity. Those that are interested are encouraged to read the detailed educational outcomes reports listed above.

6. Alcohol and Drug Use - Treatment

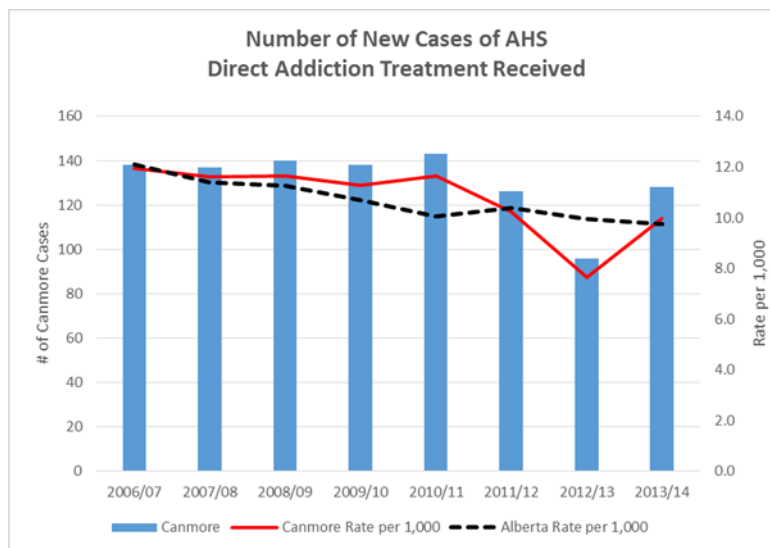
Strategic Plan Linkages:	Trend	
Service #3. Canmore's services and programs respond to the social, cultural and recreational aspirations of its residents	AHS Treatment Rate	

Alberta Health Services – Addiction Services 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. Referrals to detox, short and long term residential treatment programs are also available. All treatment services for clients are voluntary. 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/addiction.asp>

Threshold: The average treatment rate for all Alberta communities.

Observations:

1. The volumes of AHS direct addiction treatment received by Canmore residents was fairly stable from 2006/7 to 2010/11, decreasing through 2012/13, then rising again in 2013/14. Overall, volumes in 2013/14 were lower than in the 2010/11 and earlier period.
2. Overall, the treatment rate in Alberta has been in a slow but steady annual decline from 2006/7 through 2013/14. The rate in Canmore has fluctuated above and below this provincial average (Alberta Health Services, 2015a).
3. Across Alberta, alcohol is the primary reason clients seek treatment, accounting for an average of ~75% of all clients in most years (Alberta Health Services, 2013).



Source: (Alberta Health Services, 2015a)



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. Overall, there was a decrease in the number of new cases seeking direct addiction treatment over the past few years. The rate in Alberta has been gradually declining since 2006/7, while in Canmore, there have been some fluctuations in the totals and the rate per 1,000 residents, possibly due to the inherent variability of a smaller population when compared to the Province as a whole. It is important to remember that 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.

7. Health Services

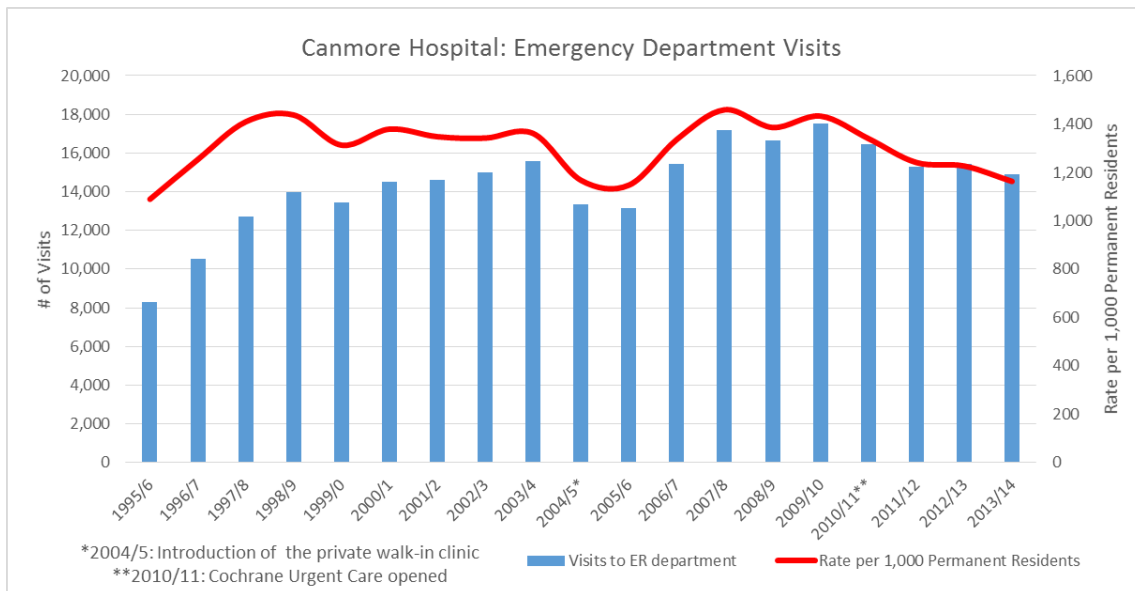
Strategic Plan Linkages:	Trend	
Service #3. Canmore’s services and programs respond to the social, cultural and recreational aspirations of its residents	Emergency Room Visits	
	# of Physicians	

This section reports on the accessibility and level of use of health services in the community. Alberta Health Services 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 not available for this community.

Observations:

Emergency Room Visits

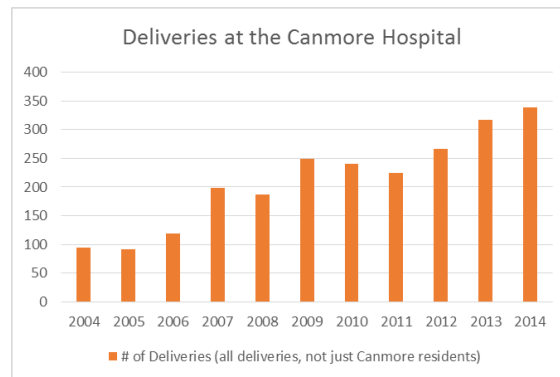
1. After rising steadily since 1995/6, there was a sharp drop in Emergency Department visits in 2004/5 with the introduction of a walk-in clinic with evening and weekend availability. The number of emergency room visits had reached a high in 2009/10, and has since dropped through 2013/14. In 2011, the Urgent Care facility opened in Cochrane, which has resulted in a reduction in drop-in patients from Cochrane and Morley, as well as fewer ambulance transfers to the Canmore Hospital (Alberta Health Services, 2015b).



Source: (Alberta Health Services, 2015b)

Deliveries

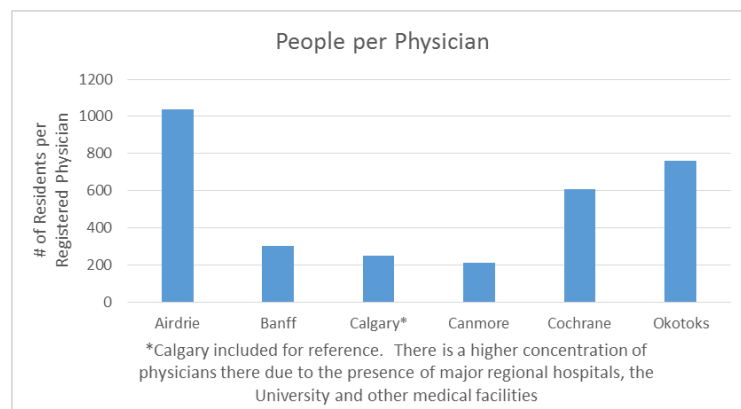
- The number of babies delivered at the Canmore Hospital has increased since 2007 partly due to an increase in the number of physicians in Canmore who have obstetrics as part of their practice, and partly due to an increase in the number of patients from Field to Cochrane and some from Calgary as well. 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. As of 2013, Banff Mineral Springs Hospital ceased to handle deliveries and that service is now centralized at the Canmore Hospital (Alberta Health Services, 2015b).



Source: (Alberta Health Services, 2015b)

Physicians

- The number of physicians (including locums) with privileges at the Canmore Hospital increased from 64 in 2006 to ~95 in 2014 (the number fluctuates slightly). In part, this 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 (Alberta Health Services, 2015b).
- The College of Physicians & Surgeons of Alberta lists 62 doctors that are located in Canmore (CPSA, 2015). This is equivalent to approximately one doctor per 211 residents, compared to one per 610 in Cochrane or one per 1,036 in Airdrie. These numbers do not necessarily indicate access to or waiting times for family doctors, and do not reflect the numbers of doctors who may provide services in multiple communities, but are intended as a high level indicator showing population relative to the number of physicians in the community.
- Bow Valley Primary Care Network (PCN) consists of ~42 local family doctors in 9 clinics who work with the PCN team to provide health care services to over 26,000 patients (Bow Valley Primary Care Network, 2015).



Source: (CPSA, 2015)

Care Services

6. There are 23 beds available for Continuing Care at the Canmore Hospital. In 2014, there was an average of 16 clients on the wait list for long term care. This includes people in other facilities waiting to transfer to Canmore (Alberta Health Services, 2015b).
7. The number of individuals receiving Home Care Services in Canmore increased from 210 in 2011 to 250 in 2014 (Alberta Health Services, 2015b).

Interpretation:

1. 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.).

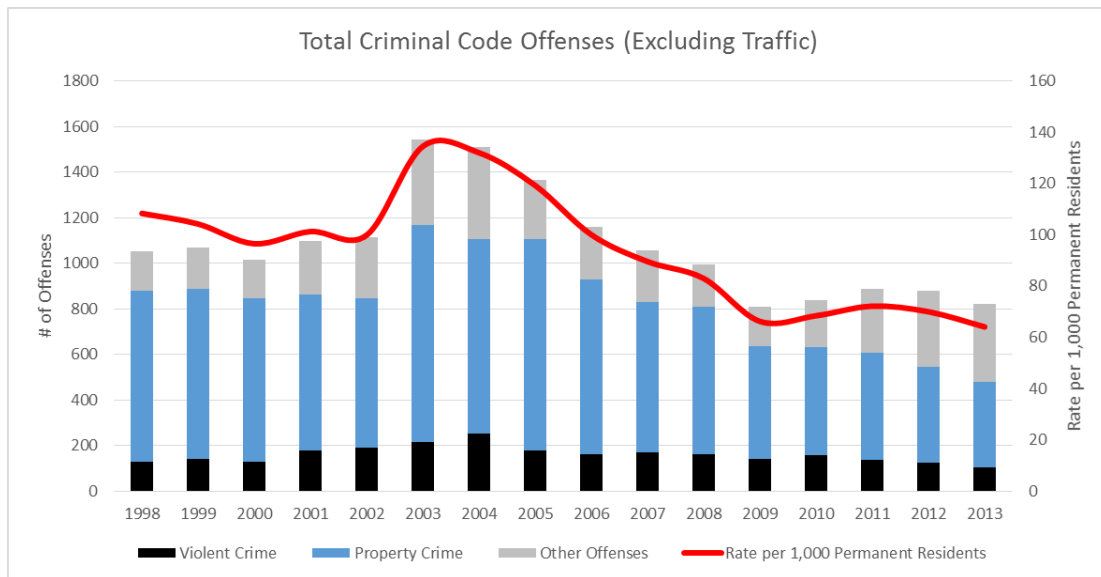
8. Community Safety

Strategic Plan Linkages:	Trend			
Service #4. Canmore is a safe community	Property Crimes (Rate)	↓		
	Violent Crimes (Rate)	↓	Violent Crime Severity Index	↓
	Total Offences (Rate)	↔	Crime Severity Index	↓

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. It is important to note that these statistics reflect reported criminal code offences. The actual number of crimes is likely higher, and reporting rates can vary by the type and severity of crime.

Threshold: The average crime rate and crime severity index for Alberta.

Observations:



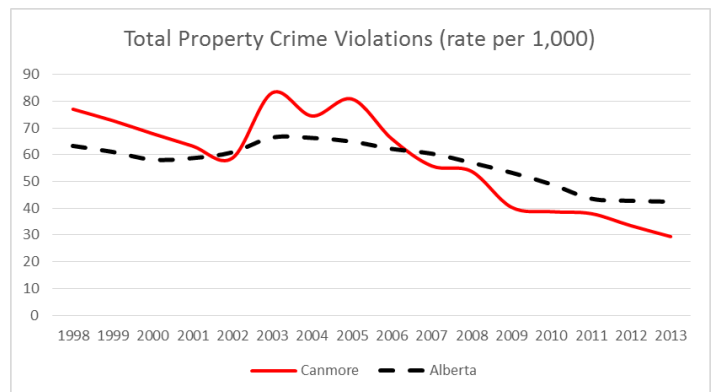
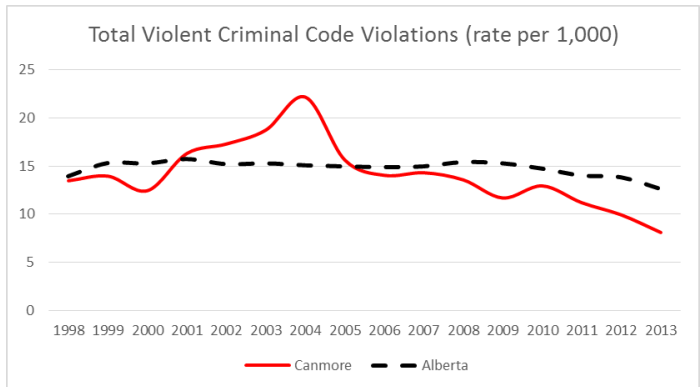
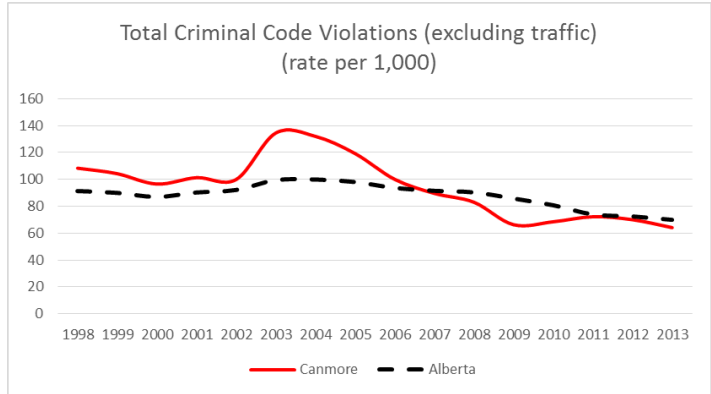
Source: (Statistics Canada, 2014a)

Crime Rate

- Typically, crime rates are reported per 100,000 population. Due to the small population of Canmore, these rates have been recalculated on a per 1,000 person basis, for permanent residents only. The effective population of the town would be much larger if non-permanent residents and visitors were factored in. Therefore, the crime rate is an over estimate when compared to many communities which have a higher proportion

of permanent residents and fewer visitors. There is currently no mechanism to determine if offences are being committed by residents of the community or non-residents.

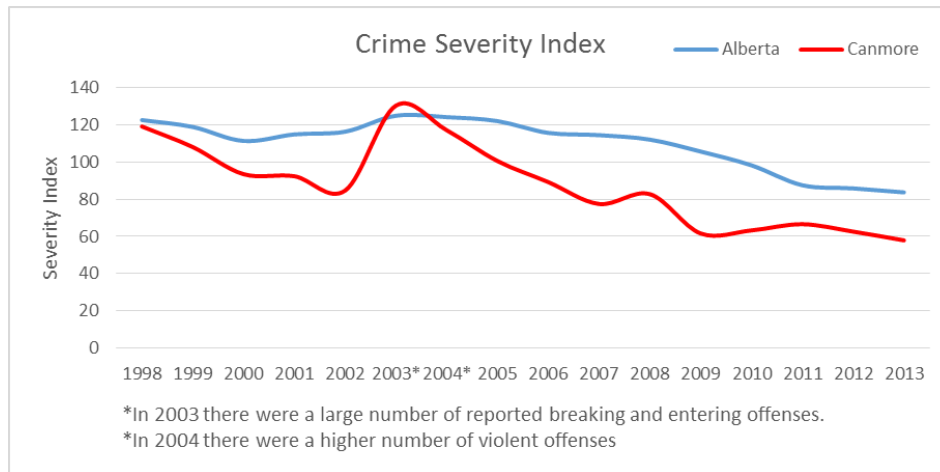
2. The crime rate is based on the volume of reported offenses, and as such, the reporting frequency of relatively less serious offenses can significantly impact the crime rate. For example, in Canada about 40% of all reported crime is from thefts under \$5,000 and mischief (Statistics Canada, 2012).
3. The graphs in this section each use different scales on the y-axis to better show the detail and variation of each category. This is due to the large difference in volume between violent crimes and property crimes.
4. After spiking in 2003/4, the rate of total criminal code violations (excluding traffic) has generally trended downwards over the past decade. In the latest five year period, the rate has fluctuated very slightly, with an overall decrease of 3.2%. Since 2007, the rate of criminal code violations has been at or below the Alberta average (Statistics Canada, 2014a).
5. Violent crimes in Canmore spiked sharply in 2004, with an unusual number of assaults reported. There was also a homicide in 2004, fortunately a very rare occurrence in Canmore. After 2004, violent offenses dropped off sharply, followed by a 30.7% decrease in the last five year period. Since 2005, the rate of violent crime has been below the Alberta average (Statistics Canada, 2014a).
6. The rate of property crimes peaked in 2003 to 2005, this was largely associated with an increase in the number of reported breaking and entering offenses. The rate then declined sharply through to 2013. Over the past five year period, the rate of property crimes has dropped by 27.2%. Since 2007, the rate of property crime in Canmore has been below the provincial average (Statistics Canada, 2014a).



Source: (Statistics Canada, 2014a)

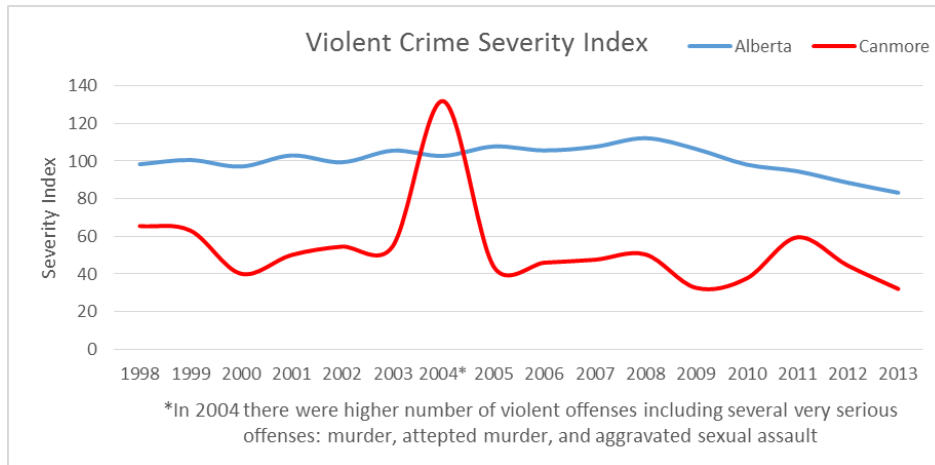
Crime Severity Index

7. Traditionally, the ‘crime rate’ measures the volume of crime being reported to the police, divided by the size of the population. Statistics Canada has now developed a ‘Crime Severity Index’ which is a composite measure, accounting for the volume of crime and also the relative seriousness of the crimes. This is a new way of looking at crime statistics and is designed to address some of the limitations of the traditional crime rate measures (Statistics Canada, 2012). For example, under this ranking system, the ‘seriousness’ of a homicide is ranked 1,000 times greater than that the possession of cannabis. More information on the Crime Severity Index is available from Statistics Canada: <http://www.statcan.gc.ca/pub/85-004-x/2009001/part-partie1-eng.htm>
8. In general, the Crime Severity Index for Canmore is below the Alberta average. The exception to this was in 2003 when there were an unusual number of breaking and entering offenses, and in 2004 when there were a higher number of violent offenses, including a single murder. Although the rate of Total Criminal Code offenses in Canmore is relatively similar to the provincial average, there is a higher proportion of less serious offenses, resulting in the lower Severity Index ranking (Statistics Canada, 2014a).



Source: (Statistics Canada, 2014a)

9. Similarly, the Violent Crime Severity Index for Canmore is generally well below the provincial average, with the exception of 2004. In this year there were an unusually high number of assaults reported, along with a murder, attempted murder, and aggravated sexual assault. Fortunately, all other years in the study period show a significantly lower Severity Index for Violent Crimes (Statistics Canada, 2014a).



Source: (Statistics Canada, 2014a)

10. The 2012 Citizen Satisfaction Survey indicated that 99% of respondents consider Canmore to be a safe community (98% in 2014). In 2012, only 1% perceived it to be ‘not very safe’ (2% in 2014). The biggest safety concern was theft/burglary (32% in 2012, 28% in 2014) (Ipsos Reid, 2012 & Ipsos Reid, 2014).


Community Initiatives:

1. 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:

1. Canmore is generally a very safe community, with low levels of serious offenses and violent crime. Overall, the rate and severity of offenses has been declining for the past decade. This is a positive trend for the community, especially when increased population (both permanent and non-permanent residents), more tourists and visitors, and continually increasing highway traffic through the Bow Corridor are considered. The crime statistics presented here are on an annual basis and do not give an indication of the timing or pattern of offences. The RCMP and emergency services typically expect greater call volumes on the weekends when the community is busiest.

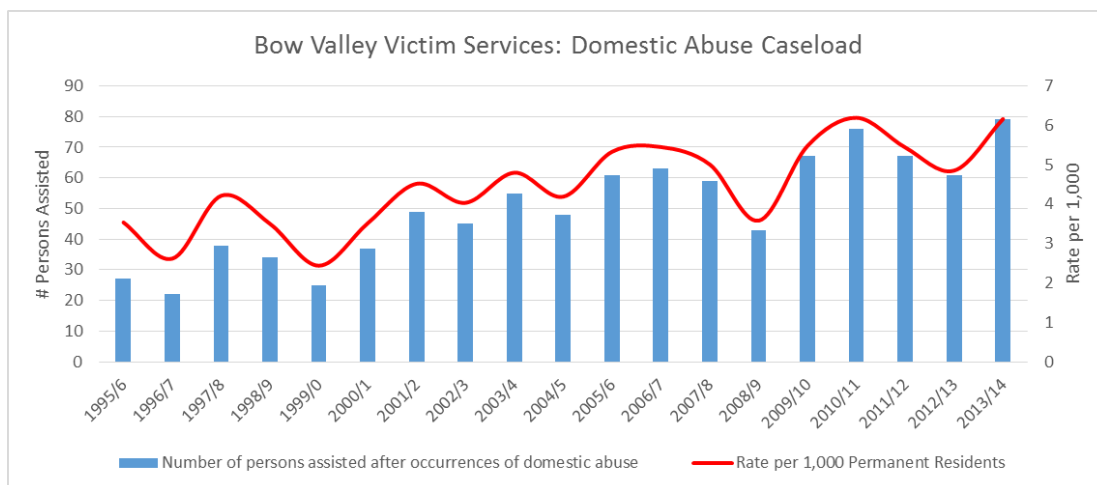
9. Domestic Abuse

Strategic Plan Linkages:	Trend	
Service #4. Canmore is a safe community	BVVSA Domestic Abuse Caseload	

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. Beginning in 2010/11 the Canmore RCMP now refers all domestic abuse cases to BVVSA, however, their assistance may be declined by the victim. In Canmore, the BVVSA use office space at the Alberta Health Services Addiction Services' office on Railway Ave. The BVVSA's main office continues to be located at the Banff RCMP.

Observations:

1. Since 1995/6, the BVVSA has assisted with an average of 50 individuals per year from the Canmore area who have been affected by domestic abuse. Annually, the total number of people assisted has increased over time, ranging from 22 in 1996/97 to a high of 79 in 2013/14. From 2009/10 to 2013/14, the number of people assisted increased by 17.9%.
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 typically accounting for 30-40% of the all BVVSA files in Canmore (Note: 2013 is an exception, as there were 478 persons assisted by BVVSA after the flood).
3. The rate of domestic violence caseloads has trended upwards over time, ranging from a low of 2.4 per 1,000 permanent residents in 1996/7 to a high of 6.2 in 2013/14. The per capita rate of persons assisted has increased by 4.9% during the last 5 year period (BVVSA, 2014).



Source: (BVVSA, 2014)

Community Initiatives:

1. The BVVSA provides support, assistance and information to victims of crime and trauma, including occurrences of domestic abuse. In 2013/14 the program assisted 745 individuals in Canmore alone, including victims of the 2013 flood. Across the Bow Valley, assistance was provided to a total of 1,052 people in 2013/14. 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. In 2013/14 BVVSA offered 34 educational programs to over 1,400 individuals in the Bow Valley, examples of some programs include: Prevent Alcohol and Risk Related Trauma in Youth (PARTY) program, suicide intervention and prevention, and presentations on Healthy Relationships and Domestic abuse (BVVSA, 2014).

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 utilization of the BVVSA. 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. Continued interagency cooperation and public education is important to ensure all those affected by domestic abuse receive the support and assistance they require.
2. These statistics only reflect criminal acts or alleged criminal acts, therefore, other non-criminal forms of domestic abuse such as verbal, psychological, emotional and/or financial abuse may not be reflected in these caseload statistics.

Recommendation:










1. The RCMP have changed their reporting system to flag incidents of domestic violence. This is important information as it will reflect actual reported incidents, not only BVVSA caseloads. This information should be included in future editions of this report when it becomes available.

Economy







“Canmore is a resilient and vibrant community socially, economically, and environmentally. Its strength is in its resourceful and engaged citizens, who thrive together on the strength of the community’s heritage, long-term commitment to the diversity of its people, and health of the mountain landscape.”

-Town of Canmore 2013-2015 Strategic Plan


Goals: 2013-2015 Strategic Plan	
Category	Goals
Place	1. Canmore has a unique sense of place
	2. The social, cultural, and economic health of the downtown is essential to maintaining the downtown as the heart of the community
Service	3. Canmore’s services and programs respond to the social, cultural and recreational aspirations of its residents
	4. Canmore is a safe community
	5. The Town of Canmore delivers effective and fiscally responsible services while valuing innovation
Economy	6. Canmore has a diverse economy that is resilient to change
	7. Canmore’s services and programs meet the needs of a diverse socio-economic population
Environment	8. Canmore is a municipal leader in environmental stewardship
	9. Canmore’s natural environment remains viable for wildlife while providing opportunity for human enjoyment
People	10. Town of Canmore decisions are based on informed and accurate information and deliberated in an open and transparent fashion
	11. We value and support “people” as the corporation’s and community’s strongest asset

Economy – 5 Year Trend Summary			
Section	Indicator	Trend 2010-2014	Comments
1. Employment Status of Adults	Employed Full Time	% change uncertain	Both the # and proportion of adults employed full time appears to be trending down since 2009.
	Regional Job Orders		The number of regional job orders (Bow Valley) placed at the Job Resource Centre increased by 66% between 2010 and 2014.
2. Employment by Industry	Employment by Industry	% change uncertain	As of 2014, Accommodation & Food was still the #1 sector of employment. Construction was still the #2 sector of employment.
3. Income and Wages	Median Individual Income		Median income increased by 13.5% from 2009-2013.
	Mean Individual Income		Mean income increased by 15.8% from 2009-2013.
	Mean Employment Income		Mean individual employment income increased by 12.8% from 2009-2013.
4. Living Wage	Living Wage	n/a	The estimated 2015 living wage in Canmore is: \$23.40 (each) for a couple with 2 children, \$24.25 for a lone parent with 1 child, and \$20.03 for a single adult.
5. Social Assistance – Income Support Programs	# of Social Assistance Recipients		The number of people receiving social assistance was fairly steady (with slight fluctuations), ranging from 370-390 individuals.
6. Municipal Tax Base Ratio	Residential / Commercial Assessment Ratio		Since 2005 the ratio has remained above 80:20.
7. Business License Registry	# of Resident Businesses Registered		A slight increase from 597 in 2010 to 620 in 2014.
8. Building Permits and Housing Starts	Value of Permits Issued		From 2010 to 2014, the total \$ value of building permits has increased by 61%.
	# of Housing Starts		The # of housing starts is up from 26 in 2010 to 97 in 2014.

Economy – 5 Year Summary (Continued)

Section	Indicator	Trend 2010- 2014	Comments
9. Commercial Vacancy	Leasing Rate (\$)		Some fluctuations, but lease rates rising slightly post-recession and post-flood. Overall vacancy rate of 10% in 2014.
10. Tourism Industry	Regional Tourism Visitation		Regional visitation jumped sharply in 2011 and 2012.
11. Tourist Accommodations and Occupancy Rates	Occupancy Rates		Hotel occupancy rates rose from 50% in 2010, to 70% in 2012/13, dropping to 61% in 2014.
12. Rental Housing Costs and Availability	Rental Prices		Average rental prices for 1 and 2 bedroom units increased by 29% from 2010 to 2014.
	Rental Vacancy Rates		The average number of vacant units available has decreased by 58% from 2010 to 2014.
13. Ownership Housing - Resale Prices and Affordability	Average resale house & condo price		After a decrease tied to the global economic crisis in 2008, average real estate prices recovered strongly in 2013/14.

1. Employment Status of Adults

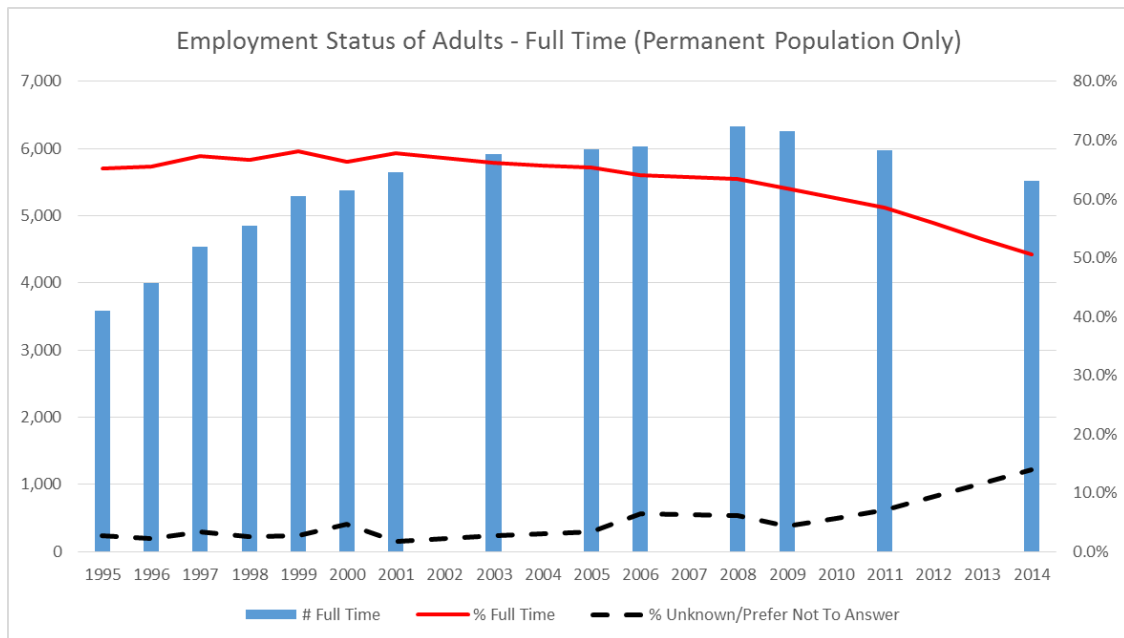
Strategic Plan Linkages:	Trend	
Economy #6. Canmore has a diverse economy that is resilient to change	Full Time Employment	% change uncertain
	Regional Job Orders	

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.

Due to changes in Statistics Canada’s Economic Regions (ER), local labour market information is no longer available for the Canmore’s local ER4840 (Banff-Jasper-Rocky Mountain House). Therefore key labour market information such as the unemployment and participation rates are no longer available for this region.

Observations:

Canmore Census



Source: (Town of Canmore, 2014a)

- Note: In each iteration of the Canmore Census there are a variable number of “Unknown/Prefer Not to Answer” responses (13.9% for this category in 2014). This

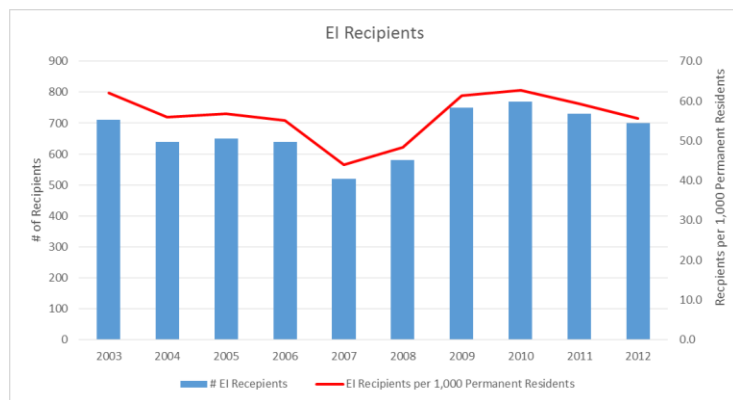
creates a varying degree of uncertainty in the results so caution should be used regarding apparently small fluctuations in the numbers. For the employment status question the rate of non-response is double that in the 2011 Census. Therefore apparent changes in 2014 should be treated with caution.

2. The proportion of adults who were employed full time, peaked in 1999 (68.2%) and dropped by 10.2% to 58.5% in 2011. This decrease was not due to increasing unemployment, but rather was partly due to slight increases in the proportion of retired individuals and part-time workers. By 2014 the proportion of full time workers had dropped to 50.7%.
3. The percent of unemployed adults as measured by the Canmore Census fluctuated between 1.4% and 3.1% between 1995 and 2011. In 2011 it was 2.7%, dropping to 1.7% in 2014. Note: The percent unemployed from the Canmore Census is not directly comparable to regional or provincial unemployment rates as calculated by Statistics Canada (Town of Canmore, 2014a).
4. It is important to note that this census data was collected in June, which is part of the busy summer season in Canmore. Many years of trend data from the Bow Valley Labour Market review indicates that there is a distinct seasonality to the supply and demand of jobs in the Bow Valley. During the summer season at the Job Resource Centre there is often a surplus of job orders, while later in the fall there is typically a surplus of job seekers (Job Resource Centre, 2015a).

Statistics Canada

5. In 2013, Statistics Canada began grouping labour market information for ER4840 with ER4870. This new merged Economic Region (ER) stretches from the southern end of Kananaskis, north to the NWT border. As such, the data is considered to be too diluted by the large geographic boundary and likely not reflective of labour market conditions in the Rocky Mountain communities of Banff, Jasper, and Canmore. Therefore, this information for 2013 and 2014 is not included in this report. Please reference [CANSIM Table 282-0123](#) for more information.

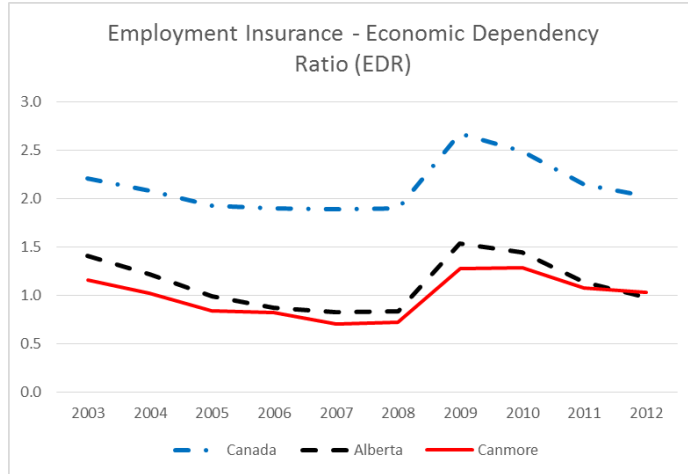
6. The number of persons in Canmore claiming Employment Insurance (EI) payments ranged from 580 in 2008 to 770 in 2010, dropping to 700 in 2012. Overall claims are 15.3% higher in 2012 than in 2008. This mirrors an overall increase in EI claims in Alberta and across the rest of Canada.



Source: (Statistics Canada, 2014b)

It is likely that the number of EI recipients actually understates the actual level of unemployment. Not all unemployed persons qualify for EI, and some people who lack steady employment may move on to other job markets in search of work (Statistics Canada, 2014b).

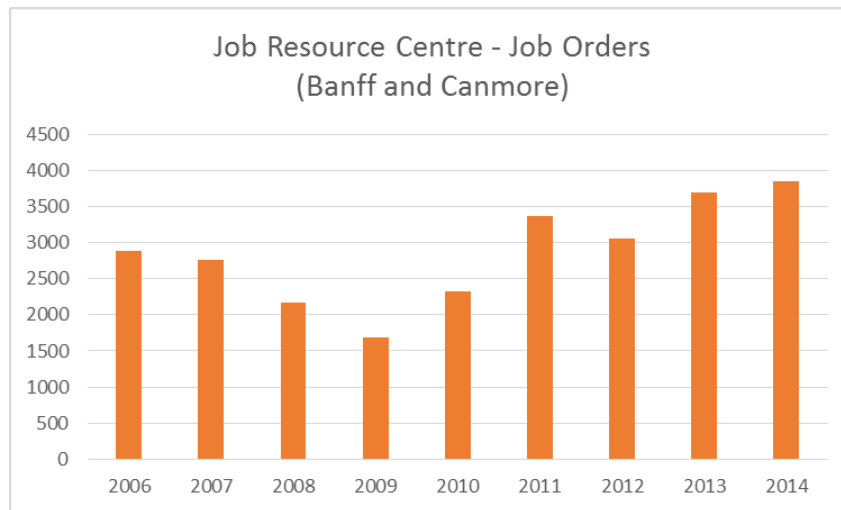
7. The Economic Dependency Ratio (EDR) for EI payments in Canmore was 0.7 in 2008, rising to 1.3 in 2010, which was slightly less than Alberta and almost half of the EDR for all of Canada. The EDR is the sum of transfer dollars received as benefits in a given area, compared to every \$100 of employment income for that same area. For example, where a table shows an 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 (Statistics Canada, 2014b).



Source: (Statistics Canada, 2014b)

Job Resource Centre

- 8. At the Job Resource Centre, the number of ‘job orders’ (from employers in Banff and Canmore) reached a low in 2009 following the economic crash of 2008. From 2010 to 2014 the number of job orders increased by 66.4% (Job Resource Centre, 2015a).
- 9. Normally their statistics are compiled for the entire Bow Valley, but the Job Resource Centre compiled 6 months of job posting data for Canmore only (for the period ending January 31, 2015). During this time period, there were 586 positions advertised with an average wage of \$15.66. The top 3 sectors of employment were Food & Beverage, Trades & Labour, and Sales/Service (Job Resource Centre, 2015b). It is anticipated that Canmore specific data will be available in the future from the Job Resource Centre.



Source: (Job Resource Centre, 2015b)

Job Resource Centre - Analysis of Job Posting Data from Spring Labour Market Review (Canmore Only)	
6 Month Period Ending January 31, 2015	
# of Job Postings	586
% of Total	35%
# of Jobs w/Accommodation	133 (23%)
Average Wage	\$15.66
Top 3 Sectors	
Food & Beverage	33%
Trades & Labour	19%
Sales/Services	13%

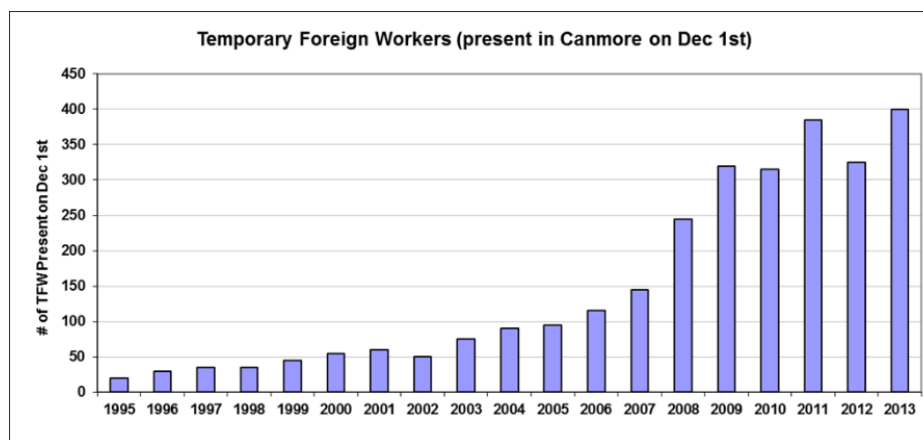
Source: Job Resource Centre, 2015b

Temporary Foreign Workers

10. Temporary foreign workers (TFW) are hired on a temporary basis (maximum of 24 months for lower skilled positions) to fill labour shortages, when Canadian citizens and permanent residents are not available to do the job. TFWs have become an increasingly common component of the labour force across Canada in recent years and many local businesses have grown to rely upon them. In 2014, the Government of Canada announced significant changes and reforms to the TFW program. The net effect is that it will be much more difficult for employers to obtain TFW placements. This is likely to have a significant impact on the labour market in the Bow Valley in 2015 and beyond. At this point in time, recent TFW numbers are not available, but it is expected that a decrease in the number of local TFW's will be ongoing through 2015. For more information regarding the Temporary Foreign Worker Program please visit Employment and Social Development Canada:

http://www.esdc.gc.ca/eng/jobs/foreign_workers/index.shtml

11. In 1995, there were approximately 20 TFWs present in Canmore (on December 1st). This increased slowly over the next 10+ years, reaching 145 in 2007. In 2008, the numbers of TFWs jumped sharply to 245, reaching a high of 400 in 2013 (Citizenship and Immigration Canada, 2014).



Source: (Citizenship and Immigration Canada, 2014)

Interpretation:

1. Analyzing the apparent decline in the number and proportion of full time workers in Canmore is complicated by the high level of non-response to the question in the 2014 Canmore Census. With that in mind, it is not surprising that the number of full time workers may be in a slight decline. A generally aging population, job losses in some sectors post-2008 crash, and an increasing societal trend towards self-employment and/or part-time employment could all be combining to result in fewer full time workers in Canmore (both in number and as a proportion).
2. The economic crash of 2008 resulted in some significant changes and job losses in the local labour market. This was especially prevalent in the construction sectors. With the slowing economy there were less job positions available, more EI recipients and increasing unemployment. As the economy began to recover from the 2008 crash, the number of advertised positions began to increase, EI recipients began to decline and many businesses began to experience labour shortages. Unfortunately, regional labour market data is no longer available from Statistics Canada for the Canmore-Banff-Jasper area, therefore, there is no unemployment or labour market participation rate data available.
3. The availability and affordability of housing continues to be a challenge and limiting factor in the local labour market. The Canmore Community Housing Corporation (CCHC) in conjunction with the Town of Canmore and local developers continues to create additional units of Perpetually Affordable Housing (PAH), however, housing is still a significant challenge for many residents and employers. The tightening of the rental accommodation market from 2012 onwards highlights the importance of maintaining an adequate availability of housing.

2. Employment by Industry

Strategic Plan Linkages:	Trend	
Economy #6. Canmore has a diverse economy that is resilient to change	Accommodation & Food	% change uncertain
	Construction	% change uncertain

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. 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. Note: while tourism is a key element of Canmore’s economy, there is no simple ‘tourism industry’ category to measure direct employment in the tourism sector. Many sectors such as Accommodation & Food, Health & Wellness, Retail, Transportation, are heavily (but not wholly) linked to the tourism sector.

Observations:

Employment by Industry (Canmore Census)

- Note: In each iteration of the Canmore Census there are a variable number of “Unknown/Prefer Not to Answer” responses (18.7% for this category in 2014). This creates a varying degree of uncertainty in the results, so caution should be used regarding apparently small fluctuations in the numbers. For the employment status question, the rate of non-response is more than double that in the 2011 Census. Therefore, apparent changes in 2014 should be treated with caution.



Source: (Town of Canmore, 2014a)

- Since 1995, Accommodation & Food has continuously been the largest, and Construction the 2nd largest employment categories in Canmore. In 2008, the construction industry almost matched the number of people employed in

Accommodation & Food, however this dropped sharply during the recession that followed the market crash of 2008 (Town of Canmore, 2011a). Interpreting the 2014 Census results is challenging due to the high proportion of ‘Unknown/Prefer Not to Say’ responses (18.7% of the total) (Town of Canmore, 2014a).

Employment by Industry	2014	Employment by Industry (con't)	2014 (con't)
Unknown/Prefer Not to Say	18.7%	Transportation, Communication, Utilities	4.0%
Accommodation & Food	15.7%	Financial, Insurance, Real Estate	3.4%
Construction	8.6%	Personal Services	1.8%
Health and Wellness	8.2%	Manufacturing	1.2%
Professional Services	7.5%	Environment	1.0%
Retail-Wholesale Trade	6.6%	Professional Athlete	0.5%
Education	5.9%	Agriculture & Forestry	0.4%
Government	4.7%	Other	0.3%
Mining & Oil	4.5%	Total	100.0%

Source: Town of Canmore, 2014a

Location of Employment

3. In the 2014 Census, 17.9% of responses were ‘Unknown/Prefer Not to Answer’. This is nearly double the 9.1% ‘Unknown’ response in the 2011 Census. This greatly increases the uncertainty of interpreting the 2014 data.

4. In 2014, at least 27% of all employed adults were working outside of Canmore. Banff, Calgary, and other communities in the Bow Corridor were the three most common locations for working outside of Canmore.

5. In 2014, at least 555 or 6.5% of employed adults were working in Calgary.

6. Home-based workers are an important and emerging sector which represents a growing opportunity for economic development in the community

Location Of Employment 2014	Number of Adults	% of Total
At residence	532	6.2%
Banff	807	9.4%
Bow Corridor	373	4.4%
British Columbia	25	0.3%
Calgary	555	6.5%
Canmore	4,141	48.3%
Cochrane	17	0.2%
Elsewhere in Alberta	300	3.5%
Morley and Kananaskis	53	0.6%
Other	235	2.7%
Unknown/Prefer not to answer	1,536	17.9%
Grand Total	8,574	100.0%




Source: Town of Canmore, 2014a

(Western Management Consultants, 2010). Some of these are artists, home-based small businesses, or ‘knowledge workers’. In 2014, at least 532 or 6.2% of employed adults were working out of their own residences (Town of Canmore, 2014a).

Interpretation:

1. The high proportion of non-response to the employment questions in the 2014 Canmore Census complicates historical comparisons of employment trends. The construction sector was especially hard hit by the 2008 crash. After building permits peaked in 2006 and 2007, they dropped sharply from 2008 through 2012, seriously impacting this important sector of employment. These economic challenges highlight the need to diversify the economy and have alternative economic plans in place for full build-out.
2. The semi-permanent population has likely had a significant influence on the construction, service, food, and retail industries. The semi-permanent 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.

3. Income and Wages

Strategic Plan Linkages:	Trend	
Economy #6. Canmore has a diverse economy that is resilient to change	Mean Income	
	Median Income	
	Employment Income	

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.

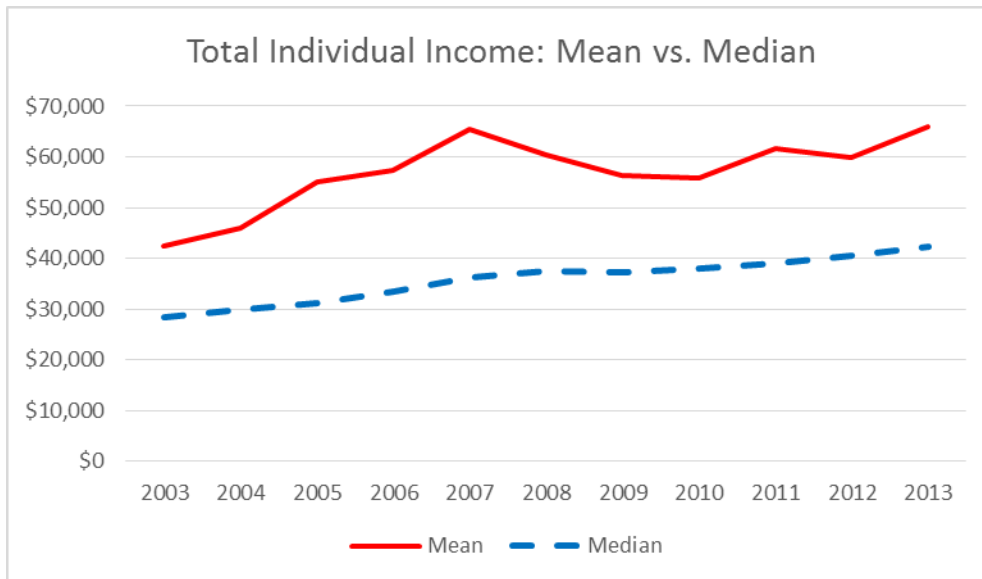
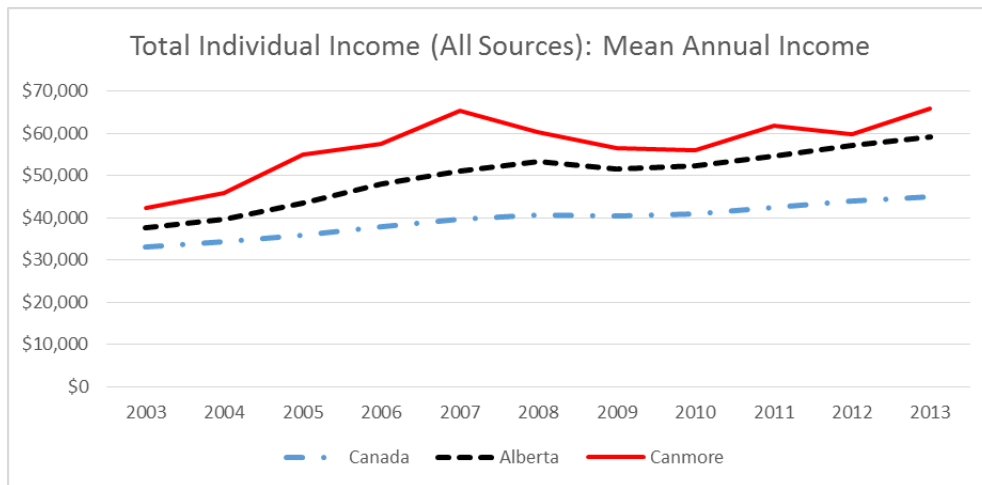
Observations:

The following information is drawn from summaries of Canada Revenue Agency income tax returns compiled by Statistics Canada. 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 semi-permanent residents or temporary workers who maintain a primary residence in another postal code.

Due to Canmore’s small population, a detailed analysis of many aspects of community income is not feasible. Statistics Canada’s 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.

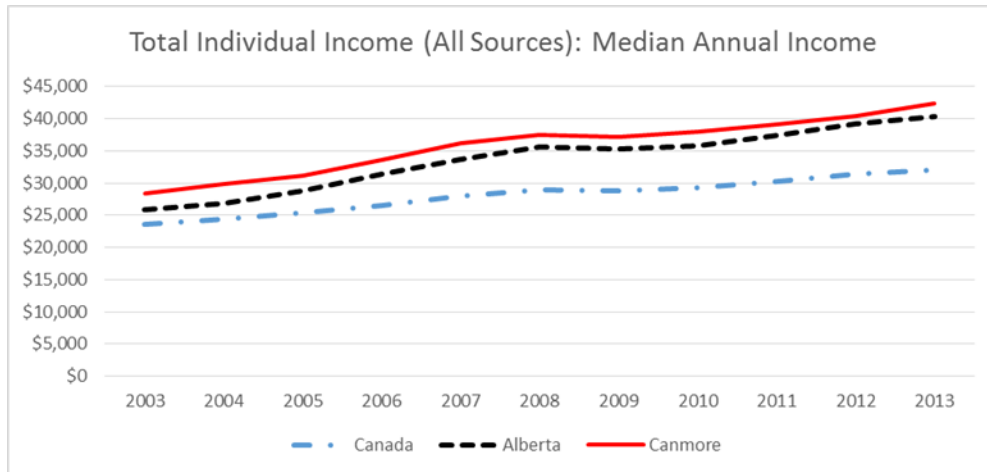
Average Individual Income

1. Mean individual income in Canmore rose sharply from 2003-2007 peaking at \$65,338. From 2007 to 2010, the mean income in Canmore dropped by almost \$10,000, from \$65,338 to \$55,681. This decrease coincides with the global recession and market crash of 2008. Since 2010, mean individual incomes rebounded to \$65,950 in 2013. Overall, mean incomes rose by 15.8% from 2009-2013.
2. Mean incomes in Alberta and Canada are subject to smaller annual fluctuations than Canmore and have shown a general upwards trend since 2003 with only a very slight decline during the 2008 recession. From 2009-2013 mean incomes rose 11.3% across Canada and 14.2% in Alberta.
3. Overall, 2013 mean individual income in Canmore was higher in Canmore (\$65,950) than in Alberta (\$59,043) or Canada (\$44,881) (Statistics Canada, 2015a).



Source: (Statistics Canada, 2015a)

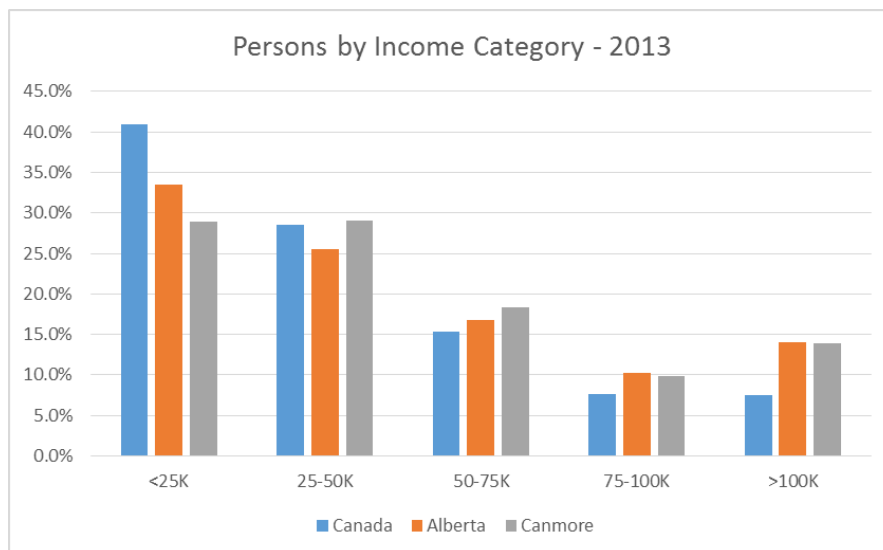
4. Compared to the fluctuation in mean income, the median individual income in Canmore (and across Canada) only showed a very slight decrease in 2009 following the global financial crisis. The median is a representation of the middle income point, which helps to reduce the influence of very high or very low values. Overall, median incomes in Canmore increased by 13.5% from 2009-2013, compared to an 11.0% increase across Canada and 14.5% increase in Alberta.
5. Overall 2013 median individual income was higher in Canmore (\$42,300) than in Alberta (\$40,400) or Canada (\$32,020) (Statistics Canada, 2015a).



Source: (Statistics Canada, 2015a)

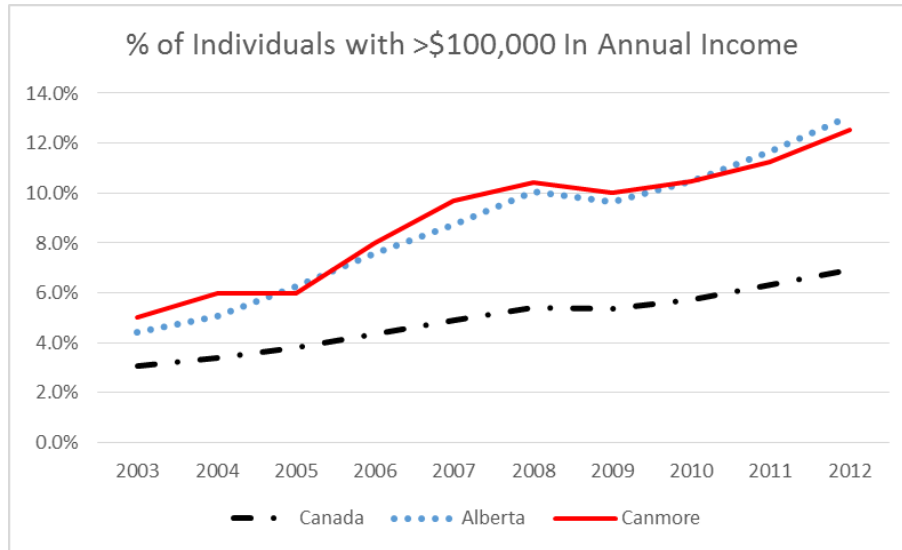
Income by Category

6. When incomes are grouped into broad categories, there are a number of similarities and differences between individual incomes in Canmore vs. the rest of Canada. These differences tend to be clustered at the extremes of income (high or low), while the middle income categories are more similar.
7. Compared to the rest of Canada (40.9%) and Alberta (33.4%), Canmore has a substantially smaller proportion of individuals earning under \$25,000 per year (28.9%).
8. In the category of individuals earning \$100,000 a year or more, Alberta (14.1%) and Canmore (13.9%) are almost double the average for the rest of Canada (7.5%) (Statistics Canada, 2015b).



Source: (Statistics Canada, 2015b)

9. Since 2003, the proportion of individuals in Canmore (and Alberta as well) earning greater than \$100,000 per year has increased at a greater rate than in Canadian society in general (Statistics Canada, 2015b).



Source: (Statistics Canada, 2015b)

Overall Income Profile

10. For 2013, the income profile of Canmore has several significant differences relative to Canadians as a whole. Overall, Canmore derives a slightly smaller proportion of income from employment, but has much less reliance on government transfer payments (including EI, and Social Assistance payments).
11. The proportion of investment income (interest and dividends) derived by Canmore residents was almost triple that of the rest of Canada and more than double that of Alberta. Income derived from investments accounts for 17.1% of the total income for Canmore’s residents. This is a substantial difference and it is important to remember that average income statistics include investment income, not just wages and salaries (Statistics Canada, 2015a).

Income Profile 2013	Canada	Alberta	Canmore
Employment income (includes self-employment)	72.1%	78.8%	68.7%
Government Transfers (Includes EI)	12.3%	7.0%	5.1%
Investment Income	5.8%	8.3%	17.1%
Private Pensions / RRSP	7.4%	3.8%	6.4%
Other income	2.4%	2.1%	2.8%
Total	100.0%	100.0%	100.0%

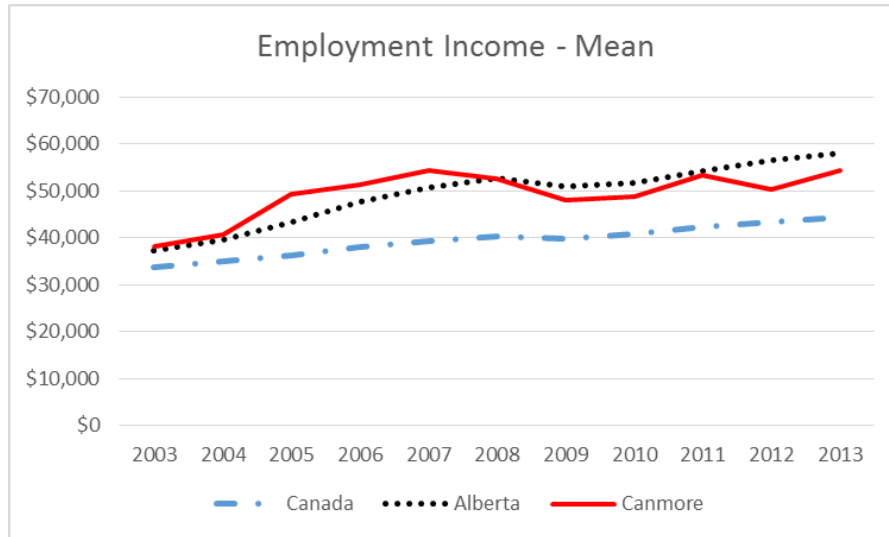
Source: (Statistics Canada, 2015a)

Employment Income

12. Overall, mean individual employment income in Canmore (and Alberta) is much higher than the Canadian average. As with total income, there is higher variability in the statistics for Canmore when compared to the province or the rest of the country. From 2003-2008 Canmore’s mean employment income was higher than that of Alberta, but following the 2008 financial crisis, mean employment income in Canmore fell by more than \$6,000 between 2007-2009. Since that time, employment incomes have generally

trended upwards (increasing by 12.8% from 2009-2013), but have remained below the Alberta average. The mean employment income in Canmore was \$54,207 in 2013.

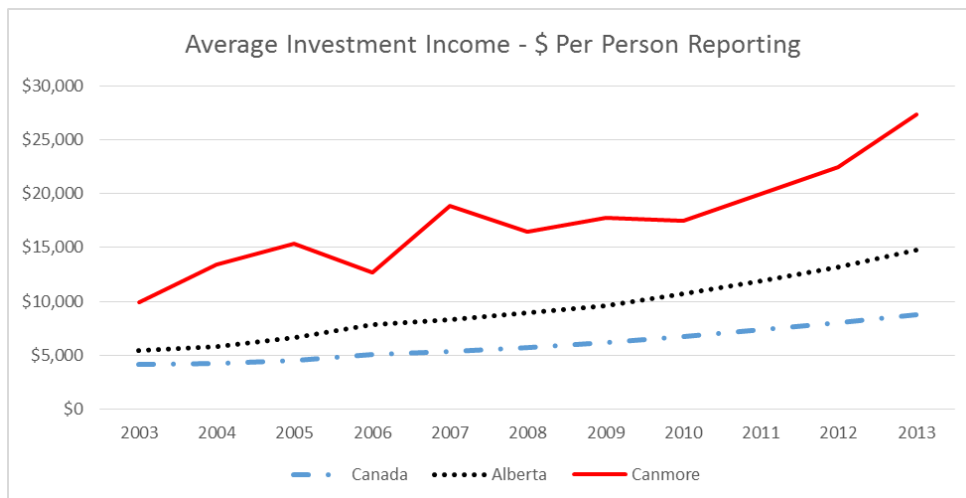
13. Total employment income as a % of total income in Canmore dropped from 78.3% in 2003 to 68.7% in 2013. This has not been due to declining wages and employment income, but has primarily been due to an increase in investment income (from 8.4% in 2003 to 17.1% in 2013) (Statistics Canada, 2015a).



Source: (Statistics Canada, 2015a)

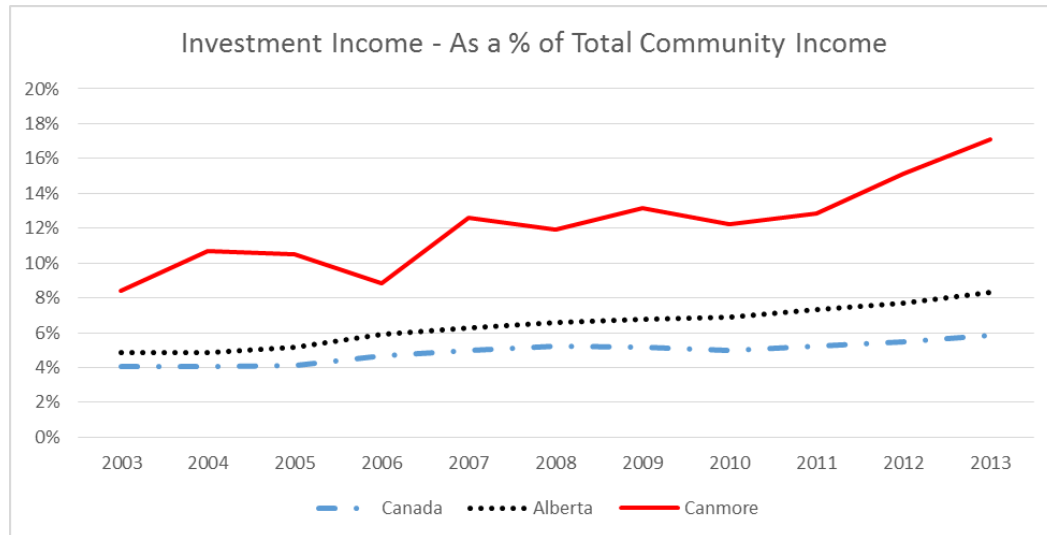
Investment Income

14. Investment income includes interest and dividends (but not capital gains). In 2013, 41.4% of taxfilers in Canmore reported investment income (compared to 29.9% in Canada). The average \$ of investment income (per person reporting) in Canmore is substantially higher than the average for Alberta and Canada. In 2013 the mean investment income (per person reporting) in Canada was \$8,739 compared to \$27,403 in Canmore. From 2009-2013 mean investment income in Canmore increased by 54.1% (Statistics Canada, 2015a).



Source: (Statistics Canada, 2015a)

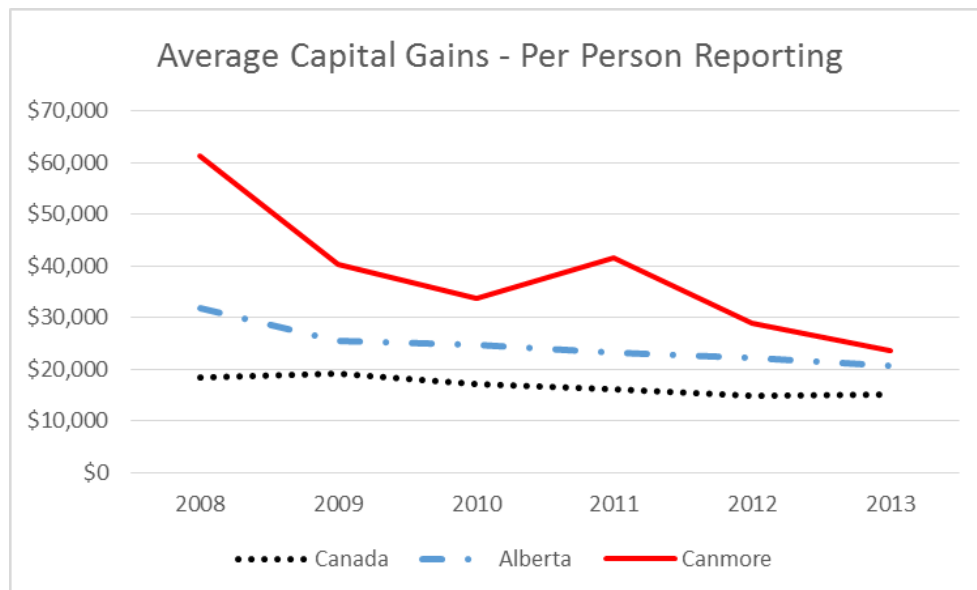
15. In terms of the overall importance, the proportion of total community income coming from investment income by Canmore residents was almost triple that of the rest of Canada and double that of Alberta. Income derived from investments accounted for 17.1% of the total income for Canmore's residents (Statistics Canada, 2015a).



Source: (Statistics Canada, 2015a)

Capital Gains

16. Capital gains are from the sale of real estate or investments. They are not counted as or included in Statistics Canada's definition of 'total income'. From 2008-2012 the average \$ per person in Canmore reporting capital gains dropped from \$61,207 to \$23,648, a decrease of 61.3%. No breakdown is available as to the source of these capital gains (e.g. sale of equities or real estate) (Statistics Canada, 2014c).



Source: (Statistics Canada, 2015b)

Interpretation:

1. Overall, the average individual incomes in Canmore are as high, or higher than Alberta as a whole. Canmore has a much lower percentage of low income earners than the Canadian average, and a similar proportion of mid to high income earners as the rest of Alberta. However, these 'average' income statistics may conceal many important details and not all income is earned equally by all residents. Canmore's higher average incomes may in part be driven by the need to afford the high cost of housing. Past labour force statistics for the region (no longer available from Statistics Canada) indicated that this region has a very high participation rate in the labour force, especially by women. A high participation rate combined with low unemployment rates could combine with working long hours and/or multiple jobs to make ends meet. In terms of total community income, Canmore proportionally reports more than double the investment earnings of Albertans. This indicates that some portion of the community has significant sources of investment income, one which is likely not evenly distributed amongst local residents.
2. The dip in mean individual income from 2007 to 2010 is largely likely due to the slowdown in the local construction industry and real estate industry, a reduction in investment income, and other factors relating to the global economic troubles that began to affect the economy at that time. In 2011 and 2012 average incomes began to trend upwards again.

4. Living Wage

Strategic Plan Linkages:	Trend	
Economy #6. Canmore has a diverse economy that is resilient to change	Living Wage	n/a (1 st year of data)
Economy #7. Canmore’s services and programs meet the needs of a diverse socio-economic population		

The Living Wage is:

“...not the same as the minimum wage, which is the legal minimum all employers must pay. The living wage sets a higher test - a living wage reflects what earners in a family need to bring home based on the actual costs of living in a specific community.”

(Living Wage Canada, 2013a).

In recent years the concept of a ‘living wage’ has become an important tool to help many communities across Canada and around the world to better understand local living costs, affordability, and poverty. The living wage differs from the ‘subsistence wage’ (the bare minimum to support life) and the ‘minimum wage’ (the mandated legal minimum). A living wage is “the hourly rate at which a household can meet its basic needs” (Living Wage Canada, 2013a). As such, a living wage includes inputs such as income and government transfers; and outputs such as taxes, childcare, housing, medical expenses, etc. A list of communities across Canada and their living wage calculations is available from: <http://livingwagecanada.ca/index.php/living-wage-communities/> (Living Wage Canada, 2013b).

For 2015 the Town of Canmore commissioned a report and calculation on Living Wage based on the Canadian Living Wage Framework and using the most recent data available (M. Haener Consulting Services, 2015). The basic calculation used to determine Living Wage was as follows:

Calculation Method - Living Wage is the hourly wage rate that allows this formula to balance:						
Annual Family Expenses	=	Employment Income	+	Income from Government Transfers	+	Taxes

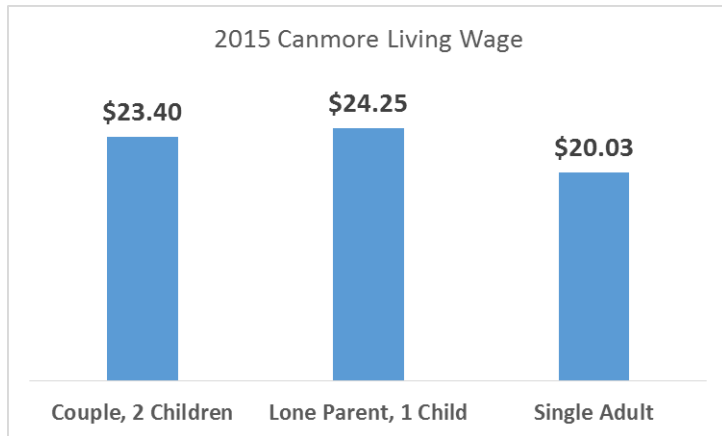
(M. Haener Consulting Services, 2015)

A Living Wage was estimated for three representative household types:

- 1) Single adult
- 2) Lone parent, 1 child
- 3) Couple, 2 children

Observations:

1. For 2015, in Canmore, the estimated living wage is \$23.40 (each) for a couple with 2 children, \$24.25 for a lone parent with 1 child, and \$20.03 for a single adult.
2. Shelter costs were the biggest expense for each of these household types, while childcare and food were also large components of the budget for the couple family with two children. A complete description of the methodology, data and assumptions is available in the full report (M. Haener Consulting Services, 2015).
3. Currently in Alberta the general minimum wage is \$10.20 per hour. It is scheduled to rise to \$11.20 as of October 1st 2015. This increase is part of a strategy by the Government of Alberta to raise the minimum wage to \$15.00 per hour by 2018 (Government of Alberta, 2015).
4. The estimated living wage in Canmore is higher than many other communities across Canada (a sampling of communities is provided in the graph below). Largely this reflects the high cost of housing in Canmore. The cost of rental and ownership housing is discussed in Sections 12 and 13 of the Economy chapter of this report.



Source: (M. Haener Consulting Services. 2015)



Source: (M. Haener Consulting Services. 2015 and Living Wage Canada, 2013c)


Interpretation:

1. The high cost of living in Canmore is primarily a reflection of the relatively high cost of housing (both rental and ownership housing). This creates a challenging situation for many individuals and businesses in the community. The living wage provides an important benchmark to help understand the income and wages required to afford to live in this community.
2. There is a significant gap between low income-based thresholds for social services and the living wage. Many people earning more than the low income thresholds are in the situation of earning too much to receive social assistance or qualify for subsidies, yet they do not earn enough to comfortably afford housing, food, transportation and other key elements reflected by the living wage. This situation is a particular problem for many lone parents or even dual income parents who find themselves struggling to earn enough to provide the barest necessities for themselves and their children.
3. It is important to note that the Living Wage calculation is based on a number of assumptions and specific to each household type presented. Different results are to be expected if the family composition is changed or alterations are made to the core assumptions and/or methodology.

Recommendation:

1. By using a standard methodology (Canadian Living Wage Framework) is possible to compare and benchmark Canmore against other communities. Continuing to calculate and track this indicator over time will permit continued comparison against a growing number of Canadian communities using this framework.

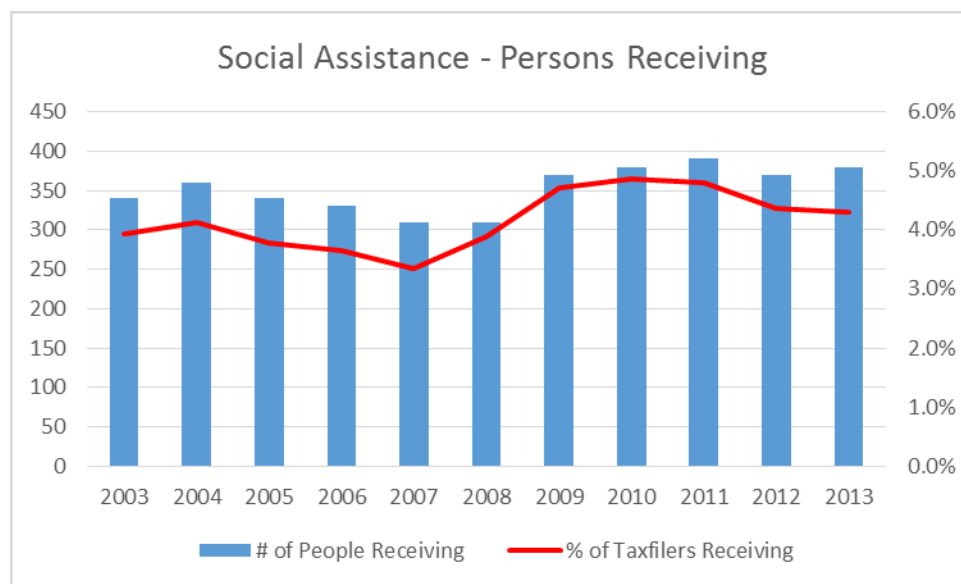
5. Social Assistance – Income Support Programs

Strategic Plan Linkages:	Trend	
Economy #7. Canmore’s services and programs meet the needs of a diverse socio-economic population	# of Social Assistance Recipients	

There is a diverse array of provincial and national programs which are available to qualifying individuals.³ These income support programs are tracked using taxfiler data from the Canada Revenue Agency. 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, 2015c).

Observations:⁴

1. The number of people in Canmore receiving social assistance in the form of income support decreased slightly from 330 in 2003 to 310 in 2008, rising to 390 in 2011, and dropping slightly to 380 in 2013. During the 5 year period from 2009 to 2013 there was the number of people in Canmore receiving social assistance fluctuated slightly but was fairly steady, ranging from approximately 370 to 390 individuals.



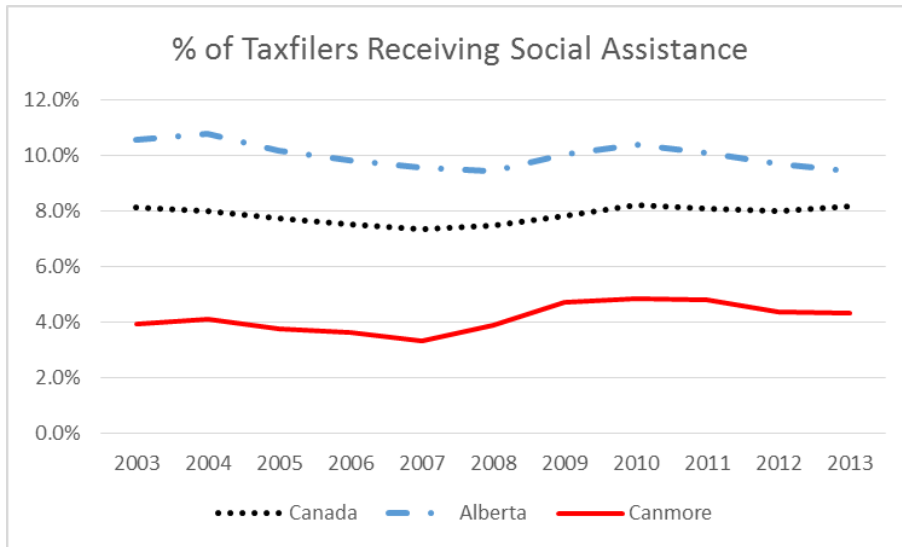
Source: (Statistics Canada, 2015c)

2. The proportion of taxfilers receiving social assistance in 2013 was lower in Canmore (4.3%) than in Alberta (9.4%) or Canada (8.2%).
3. 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

³ Examples 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).

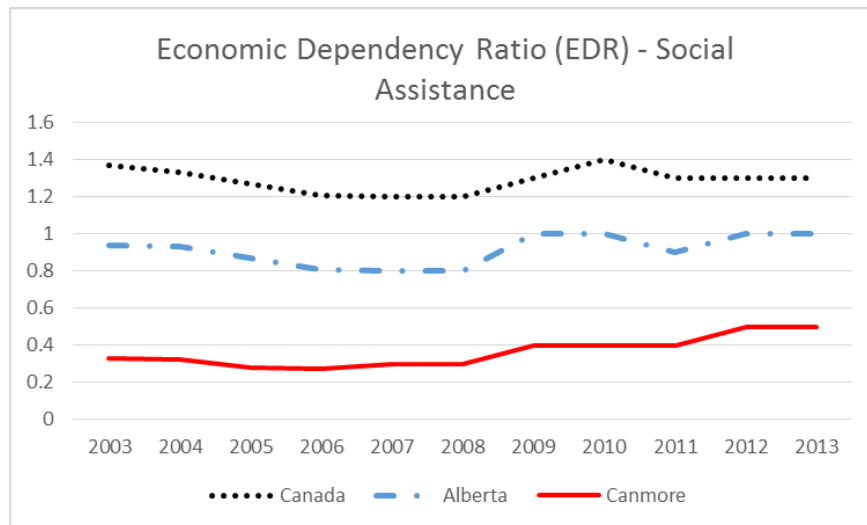
⁴ Note: totals were rounded by Statistics Canada to meet confidentiality requirements.

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, 2015c).



Source: (Statistics Canada, 2015c)

- From 2003-2008 the EDR for social assistance payments in Canmore has risen very slightly over time. The EDR was 0.3 from 2003-2008, rising to 0.5 in 2012 and 2013. Overall, the 2013 EDR for Canmore (0.5) is much lower than that for Alberta (1.0) for Canada (1.3) (Statistics Canada, 2015c).



Source: (Statistics Canada, 2015c)


Interpretation:

- Compared to provincial and national averages, Canmore has a much lower proportion of people receiving social assistance payments for income support. Canmore also has a lower rate of economic dependence on social assistance payments (relative to

employment income). In part, this reflects the high participation rates in the labour force, and the historically low unemployment rate in Canmore.

2. Many social assistance programs provide very modest payments which do not keep pace with the increasing cost of living, make it more difficult for people on social assistance to live in Canmore (not only in Canmore, but in many other communities as well).

6. Municipal Tax Base Ratio

Strategic Plan Linkages:	Trend	
Economy #6. Canmore has a diverse economy that is resilient to change	Residential/Commercial Tax Base Ratio	

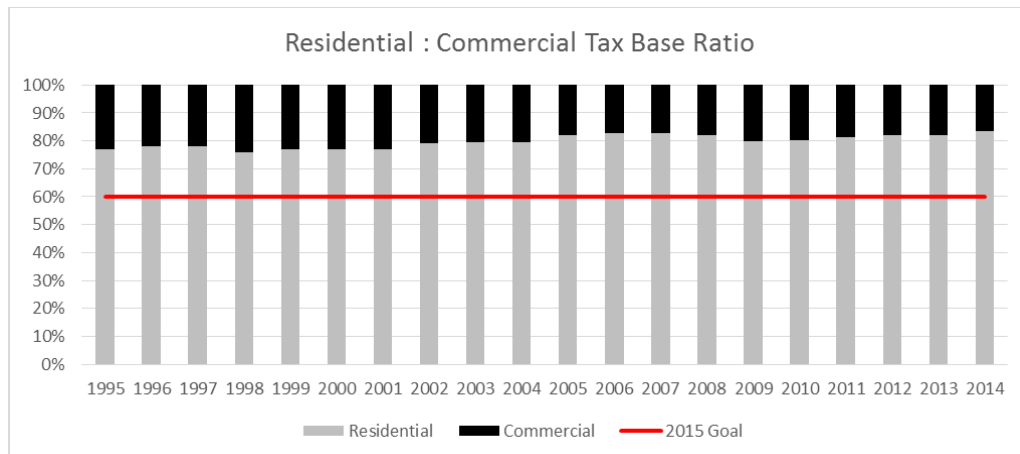
A balanced tax base ratio is important, as it is generally understood that the residential component of any community provides insufficient tax revenue to support the community's infrastructure. A balanced tax base means the burden of increased taxes is shared between residents and businesses, to help maintain affordability for residents. 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.

Threshold:

- Assessment Share (Tax Base Ratio): The 1998 Municipal Development Plan sets a targeted residential/non-residential tax base ratio of 60:40 to ensure a balanced and resilient tax base. This goal is based on assessed values.
- Tax Share (Taxes Paid Ratio): The 2014 goal is a 65/35 split between the total residential/non-residential taxes collected. This goal is based on assessed values modified by taxes paid via the mill rate.

Observations:

1. In the 1998 MDP, a goal of achieving a 60:40 split between residential and non-residential values was set. While the tax base ratio has fluctuated slightly each year (sometimes due to slight changes in assessment categories), it reached 80:20 in 2005 and has remained above that level ever since. In 2014, the residential/non-residential tax base ratio was 85:15 (Town of Canmore, 2014b).

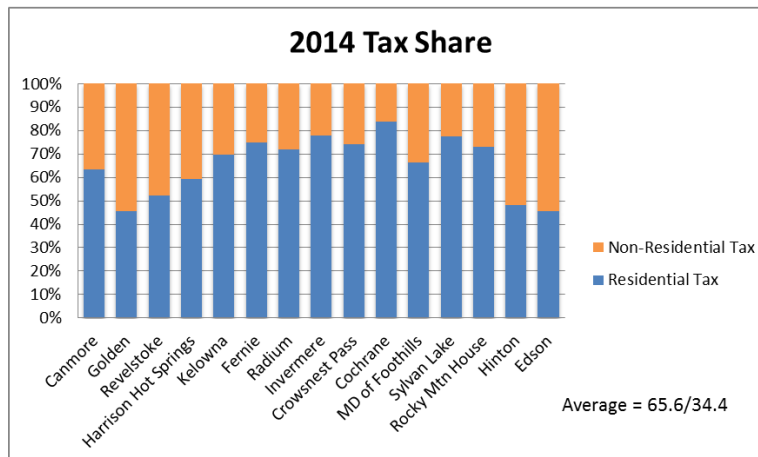
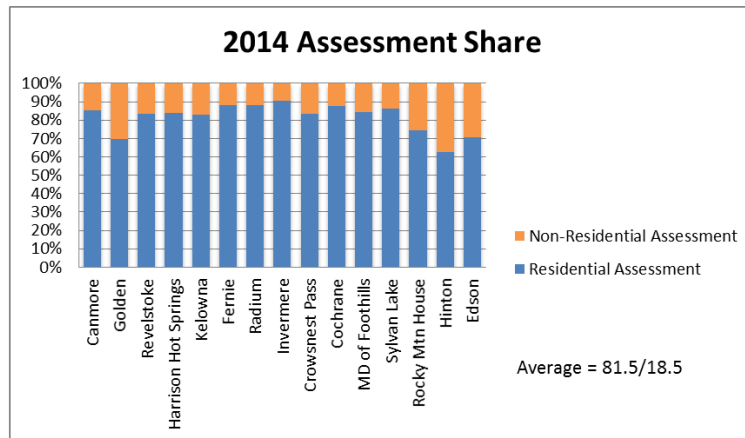


Source: (Town of Canmore, 2014b)

2. In 2012, Canmore Council set up the Town of Canmore's Property Tax Taskforce. The resulting report: *A Property Tax Policy Framework for the Town of Canmore: Analysis*

and Recommendations (Brunnen, 2013) examined Canmore’s tax situation and compared it to other nearby municipalities. One of the key objectives proposed by the report was “Equity and competitiveness in the distribution of the residential and non-residential tax share.”

3. Following the Property Tax Taskforce recommendations, Council approved the 2014 Property Tax Rate Bylaw. The bylaw requires that the tax rate move to a 65/35 split over the next 2 years, beginning in 2014. The 65/35 split is based on an updated review of the competitor municipalities featured in Brunnen (2013). This differs from the assessed tax base values in that it is calculated on actual taxes levied, not just on assessed values. In 2014, the tax share split was 63.5% residential to 36.5% non-residential.
4. For comparison purposes, the 2014 assessment share and the 2014 tax share vs. ‘competitor’ communities is presented. The comparison shows that Canmore is not unusual when compared to similar communities and is close to the average (Town of Canmore, 2015e).






Source: (Town of Canmore, 2015e)

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. Achieving this balance, without overburdening either sector, is very important for the future economic sustainability in Canmore. The nature of future commercial development will have a direct impact on the economic diversity and employment opportunities in the community.

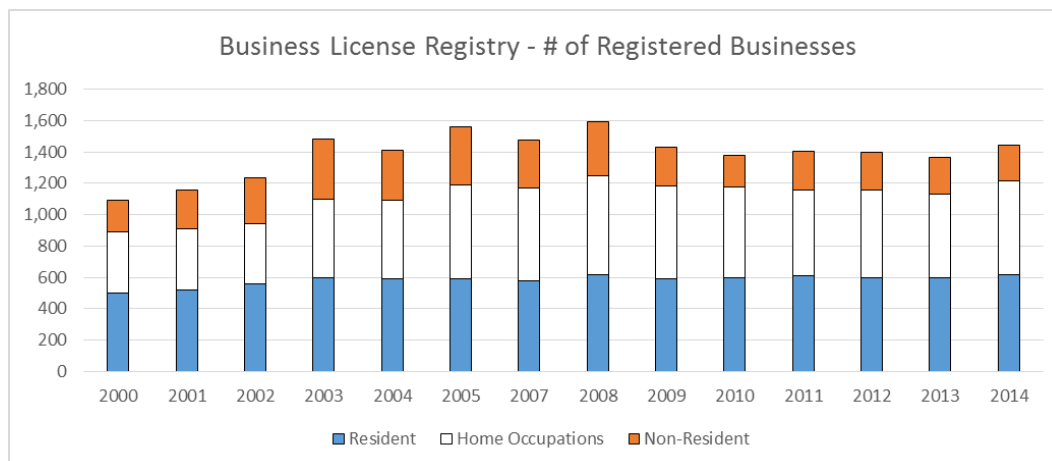
7. Business License Registry

Strategic Plan Linkages:	Trend	
Economy #6. Canmore has a diverse economy that is resilient to change	Resident	
	Non-Resident	
	Home Occupations	

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. To reduce the variability introduced by Hawker/Mt. Market, Regional, B&B, Temporary, and Specialized Service businesses, only the three largest categories of Resident, Home Occupations, and Non-Resident Businesses were included.

Observations:

1. The total number of registered businesses reached a high of 1,594 in 2008, dropping to 1,363 in 2013. The increased number of registered businesses in 2008 was partly a function of increased construction related businesses in the community. Since 2010, the total number of registered businesses has grown by 4.6%.
2. The number of resident businesses grew from 597 in 2010 to 620 in 2014, an increase of 3.9%.
3. Home occupations increased slightly by 2.9%, from 551 in 2010 to 598 in 2014.
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. From 2008 to 2010, the number of non-resident businesses dropped sharply from 348 to 202. From 2010 to 2014, the number has been variable, ranging between a 202 and 243 (Town of Canmore, 2014c).





Source: (Town of Canmore, 2014c)

Interpretation:

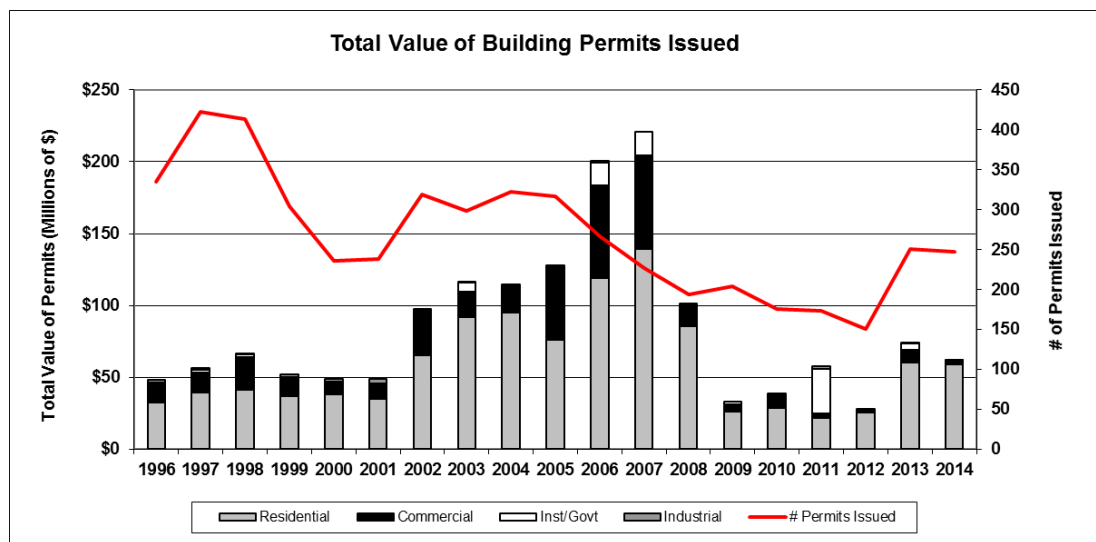
1. The business registry numbers fluctuate due to changes in the number of businesses (particularly non-resident businesses), however, they may also be influenced by registration compliance.
2. The number of non-resident businesses is largely related to out-of-town trades in the construction industry. These numbers will likely be much lower during economic downturns (as seen from 2008 onwards), or when the town reaches build-out and new construction decreases.

8. Building Permits and Housing Starts

Strategic Plan Linkages:	Trend	
Economy #6. Canmore has a diverse economy that is resilient to change	Building Permits	
	Housing Starts	

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.

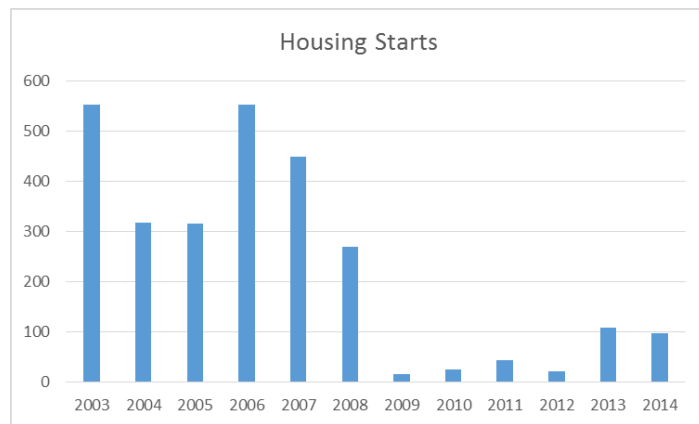
Observations:



Source: (Town of Canmore, 2015f)

- Note: not all building permits are used or fully constructed during the year in which they were issued. With the economic crash of 2008, some projects approved in the previous year were stalled then restarted later. Additionally, some of the permits for 2013/2014 are from rebuilding following the floods of 2013.
- The total value of building permits issued hit a peak of more than \$220 million in 2007, then dropped sharply to a low of \$33 million in 2009. There was a slight rebound in 2011 driven by Institutional and Government construction (particularly Elevation Place). In 2012, the annual total dropped to a new low of \$27.3 million. In 2013, building permits rose sharply to \$73.7 million, dropping slightly to \$61.8 million in 2014. Overall, building permit values are up (with some fluctuations) by 61.3% from 2010-2014.

3. The total value of residential permits peaked at over \$139 million in 2007. There were \$59.9 million worth of residential permits issued in 2014.
4. In 1996, the average value of residential building permits peaked at \$781,065 in 2007. By 2012 the average value per permit had dropped to \$172,299 (reflecting a switch away from new residential construction to repairs and renovations). In 2014, the average value had risen to \$297,561.
5. The total value of commercial permits peaked at \$65.3 million in 2007, in part due to the increased development of tourist homes/vacation rental suites and large commercial projects. In 2014, a total of \$2.7 million in commercial permits were issued (Town of Canmore, 2015f).
6. As of May 2015, there were \$18.6 million in building permits issued in the first 5 months of the year. This is slightly ahead of the \$15.9 issued by May 2014 (Town of Canmore, 2015g).
7. The number of housing starts fell dramatically from a high of 553 in 2006 to 17 in 2009. Starts rebounded to 109 in 2013 and 97 in 2014. Note: some of these new housing starts in 2013 and 2014 are due to projects that were delayed in starting due to the economic challenges following the 2008 crash (CMHC, 2015a).




Source: (CMHC, 2015a)

Interpretation:

1. The 2006/7 peak in building permits may have been an outlier, rather than part of a long upwards trend as some had presumed. It may also slightly exaggerate the actual level of construction activity in the community as not all permits issued at that time broke ground due to the crash of 2008. Some of these projects took several years to get started due to the global financial difficulties. Since 2008, financing has become correspondingly harder to obtain, making it highly unlikely that numbers like those from 2006 and 2007 will be attained again in 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. 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.
3. The downturn in the local construction industry has significant consequences for the local economy. Construction is a major source of employment in Canmore and has a substantial multiplier effect throughout the community. This underscores the need for continued efforts towards economic development and diversification in Canmore.

9. Commercial Vacancy and Lease Rates

Strategic Plan Linkages:	Trend	
Economy #6. Canmore has a diverse economy that is resilient to change	Lease Rates	

Commercial vacancy and lease rates are an important measure of the health of a local economy. Rates can be highly variable by location, zoning and type of business. This is the first time this information has been included in this report. Adopting this indicator was recommended in the 2010 Canmore Community Monitoring Report.

Observations:

Commercial Needs Study

1. The 2015 Commercial Needs Study examined the issue of commercial vacancy rates. The report noted that the 2014 vacancy rate is 9.5%, with most of the vacancies found in units with a lower standard of design, or which have limited visibility and/or access. A vacancy rate closer to 0% was reported for locations which are up to modern retailer standards (Rollo & Reurbanist, 2015a).
2. There is a total of 92,919m² occupied and 9,750m² vacant retail and service commercial space. Much of this space is located near or within the town centre. With strict limitations on ‘big box’ stores, Canmore has maintained a concentrated retail environment in the walkable downtown core. This is in contrast to many other western Canadian communities which often have larger retail stores on the periphery, drawing business away from the downtown core (Rollo & Reurbanist, 2015a).
3. Retail and services businesses achieved an estimated \$270 million in total sales volume from personal expenditures in 2014.

2014 Local Market Report

4. The combination of the world-wide economic downturn beginning in 2008 and the floods of 2013 contributed to a 12-15% drop in the commercial real estate market, with a decrease in sales, prices, and leasing volumes.
5. There has been a scarcity of industrial bays since 2005, but vacancies in office and retail space have been available throughout downtown, Bow Valley Trail, Railway Ave, and the Elk Run area. Sales of major commercial buildings in Canmore are infrequent (Biggings, 2014).

Average Net Lease Rates per sq ft per Annum	2010	2014
Industrial bays	\$10.00 to \$12.00	\$12 to \$18
Second level industrial	\$7.00 to \$10	\$8 to \$10
Offices	\$14.00 to \$18.00	\$14.00 to \$22.00
Main Street retail	\$25.00 to \$32.00	\$28.00 to \$35.00
Secondary downtown and Bow Valley Trail retail	\$20 to \$23	\$22 to \$28
Local commercial	\$18.00 to \$25.00	n/a
	*2010 rates were down ~20% from the peak in 2007/8, and were roughly equivalent to 2005 rates	Lease rates rebounding after recession and 2013 flood.
*Note: the prices presented here are an average range and may vary significantly by location, property, and amenities. They are intended to provide a general overview of commercial rental prices.		
Source: Town of Canmore, 2011b (from Biggings) and Biggings, 2014		


Interpretation

1. The global economic crisis of 2008 had a significant effect on both residential and commercial real estate markets. The 2013 flood created further challenges for local businesses and commercial real estate. In 2014, lease rates appear to be rebounding and vacancy rates are low in properties with good locations that meet modern retailer standards.

Recommendation

1. This indicator provides valuable insights into the local economy. Collecting this information in a standardized and consistent format would help to better understand changes in the market over time.

10. Tourism Industry

Strategic Plan Linkages:	Trend	
Economy #6. Canmore has a diverse economy that is resilient to change	Regional Tourism Visitation	

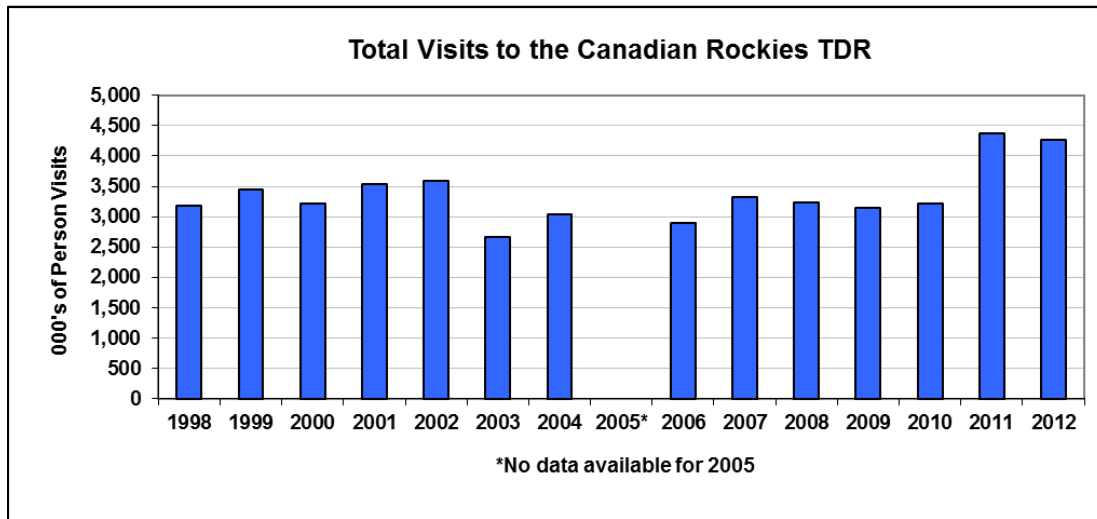
Tourism is a major component of Canmore’s economy. The town is growing in reputation as a tourism and recreation destination. For tourism to continue its driving role in Canmore’s economy, the tourism industry needs to be fostered, for employers and employees alike. At the same time, the overall economy needs to be diversified and strengthened, to increase economic stability and reduce the risk of heavy reliance on one sector of the economy.

<p><u>Tourism</u></p> <p>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.</p> <p>Source: World Tourism Organization</p>
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Goal: For the tourism sector, the 2020 target is a visitor spend of \$500 million (an increase from \$278 million in 2012), which is the region’s key economic driver (CBT, 2015).

Observations:

1. Travel Alberta estimates that in 2011, tourism had a \$240 million economic impact in Canmore. Of this, \$54 million was from the accommodation sector, \$45 million for food and beverage, and \$28 million for retail (Travel Alberta, 2012).
2. In 2012, the Government of Alberta commissioned an economic impact assessment of tourism in Canmore. The report had the following key conclusions:
 - Estimated direct spending by tourists in the community was >\$278 million in 2012. These expenditures increased the income of the community by \$203 million and increased Alberta’s Gross Provincial Income by >\$330.5 million.
 - At least 3,313 full time equivalent jobs are needed to sustain this level of tourism in Canmore. Provincially there are 4,328 jobs sustained because of tourism in Canmore. Canmore’s tourism industry is important locally and provincially.
 - In 2012, \$150 million in tax revenue was collected by all 3 levels of government based on the province-wide tourism impacts of Canmore. The local municipal government realizes \$13.1 million of this total amount (Econometric Research Limited, 2014).
3. The Canadian Rockies Tourism Destination Region (TDR) includes the areas of Canmore, Kananaskis, Banff, and Jasper. After a drop in tourism from 2003 to 2006, visitation rebounded to 4.38 million total visits in 2011, dropping slightly to 4.27 million visits in 2012, which is well above the long term average for the region. This increase was primarily due to increased visits by Albertans (“Rubber Tire Traffic”) (Alberta Tourism, Parks and Recreation, 2014).



Source: (Alberta Tourism, Parks and Recreation, 2014)

Community Initiatives:

1. CBT has recently developed a 2015-2020 Canmore Business and Tourism Strategic Plan. This is a long term economic development strategy which seeks to achieve progress in five areas: growth, authenticity, ease, resilience, and affordability. A series of economic indicators, including a Business Performance Index is being developed to measure progress towards the plan. To view the targets and proposed measures see Appendix B: CBT 2015-2020 Strategic Plan Targets. For more information please visit: <http://www.tourismcanmore.com/business-hub/-resources/our-strategic-plan>

Interpretation:

1. Canmore relies heavily on visitation and recreational property buyers, especially from the regional market (such as Calgary and Edmonton). The strength of Alberta’s economy is an important factor in the strength of Canmore’s real estate and development industries. The recent downturn in oil prices has significantly impacted Alberta’s economy. This may have trickle down effects on real estate, employment, and government funding available in Canmore.
2. The marketing and economic development efforts of the CBT and the increased funding from the Destination Marketing Fund (DMF) are key initiatives for growing Canmore’s business sector and tourism industry. As one of the major local industries, tourism is a key element of the local economy with significant direct and indirect economic impacts.


Recommendations:

1. A better quantitative understanding of Canmore’s tourism industry is important. Information such as retail traffic and spending, special events attendance and spending, etc. would help to create a more detailed picture of the impacts and importance of Canmore’s tourism industry. It is hoped that the newly developed Business

Performance Index will achieve substantial buy in and participation from the local business community.

2. Under the 2015-2020 Canmore Business and Tourism Strategic Plan, CBT has been developing a suite of economic targets and measures. As these measures are implemented, it would be appropriate to align future editions of this report, where relevant, to CBT's economic targets, measures and indices.

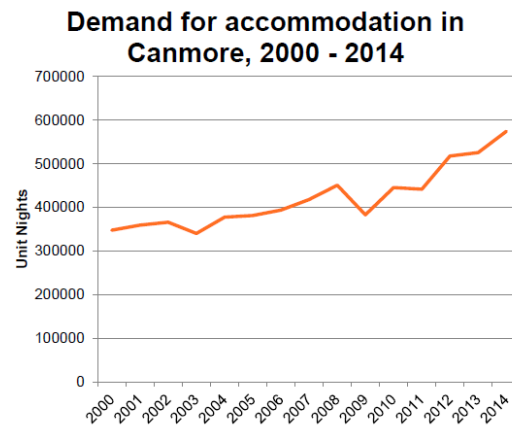
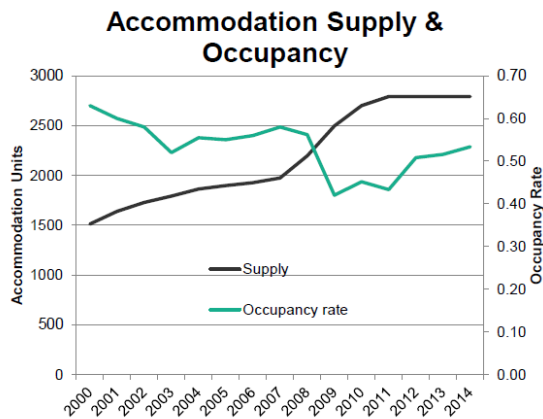
11. Tourist Accommodations and Occupancy Rates

Strategic Plan Linkages:	Trend	
Economy #6. Canmore has a diverse economy that is resilient to change	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.

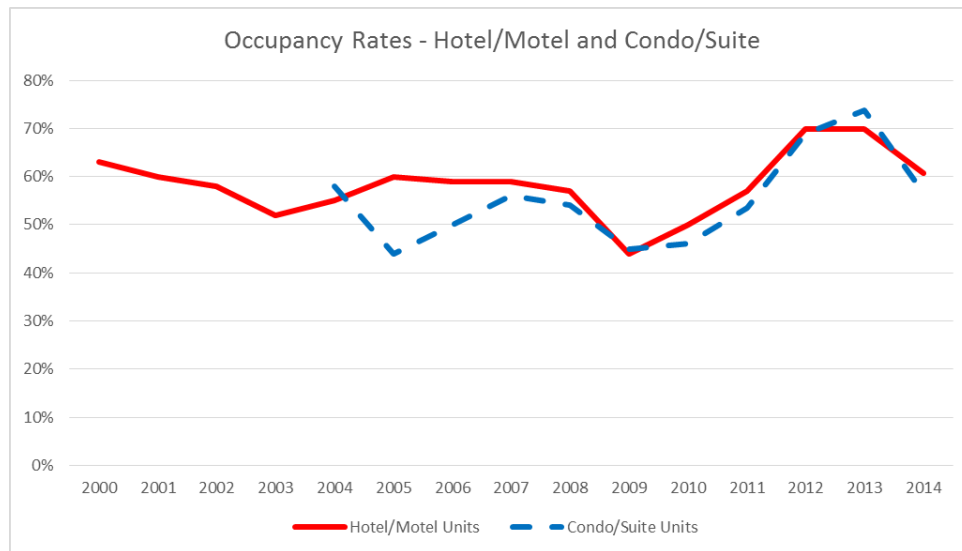
Observations:

1. In Canmore, there were an estimated 2.2 million visitor nights across all accommodation types in 2014, plus an estimated additional 1.2 million daytrip visitors. The estimated spending by overnight and day visitors in 2014 was \$146 million (Rollo & Reurbanist, 2015a).
2. In 2014, there were approximately 2,791 units/rooms in motels, hotels, hostels, home rentals, B&B, and other forms of visitor accommodations. 43% of these were in single ownership hotels and another 43% were in multiple ownership condo hotels. The remainder are in tourist homes (10%), B&B (2%) and private dwelling rentals (2%). Note the actual number of private (illegal) rentals is difficult to tabulate and may be underestimated, however, they are estimated to capture only a ~1% portion of total visitor accommodation demand (Rollo & Reurbanist, 2015b).
3. Demand for accommodation has been estimated to have increased by about 14,300 room nights per year, each year for the past 15 years. This is a slow but steady increase in demand for accommodation over time. There were more than 750 units added to the market between 2008 and 2010. This increase in supply during the global financial crisis led to a decrease in occupancy rates, which then recovered after 2010 (Rollo & Reurbanist, 2015b).



Source: (Rollo & Reurbanist, 2015b)

4. 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 (in 2012, approximately half of Canmore rooms were reported on). In 2009, occupancy rates in hotel/motel units dropped to a low of 44%, increasing to 70% in 2012 & 2013, then declining to 61% in 2014 (CHLA, 2015).
5. Condo/Suite units followed a similar pattern, rising from 44% in 2009 to 74% in 2013, then dropping to 57% in 2014 (CHLA, 2015).





Source: (CHLA, 2015)

Interpretation:

1. Tourism and overnight visitor stays are major contributors to the local economy, with economic benefits to the province as a whole. Occupancy rates dropped sharply in 2009 following the global economic recession that began in 2008. Since this time, additional units have been added to the market creating a growing pool of accommodation options and overall growth in this sector. The rebound in occupancy rates from 2010 occurred within a context of a larger number of accommodation units indicating that there were more visitors staying in more units.

12. Rental Housing: Cost, Availability and Affordability

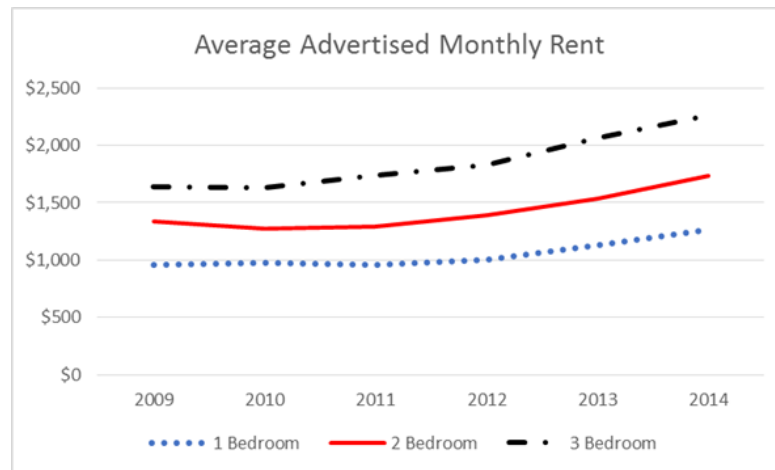
Strategic Plan Linkages:	Trend	
Economy #7. Canmore’s services and programs meet the needs of a diverse socio-economic population	Rental Prices	
	Rental Vacancy Rates	

The availability and affordability of appropriate rental accommodations is one of the key community issues in Canmore. A shortage of accessible housing creates challenges for both workers and employers, low to middle income earners, families, and many other members of the community.

Observations:

Canmore Community Housing Corporation

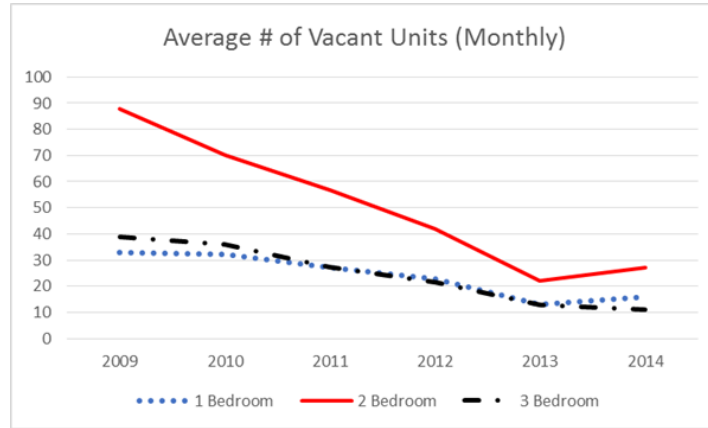
- In 2009, the Canmore Community Housing Corporation (CCHC) began recording advertised rental rates in Canmore to gain a more precise understanding of market rates in the community. The CCHC methodology is very rigorous and involves checking for duplicate listings to avoid double counting any units. This is the most accurate and complete data available for Canmore’s rental market.



Source: (CCHC, 2015a)

- While there were some slight fluctuations, in general, average pricing for rental units showed steady increases from 2010-2014, with price increases growing proportionally larger in 2013 and 2014. From 2010-2014 there was a 29.1% average price increase for 1 bedroom units, a 29.2% increase for 2 bedroom units, and an 36.2% increase for 3 bedroom units. From 2013-2014, average annual price increases were in the range of 11-15% for 1 to 3 bedroom units (CCHC, 2015a). The average monthly rental costs are often beyond the affordability thresholds for many individuals, particularly single persons and lone parent families. The affordability gap between what a rental unit

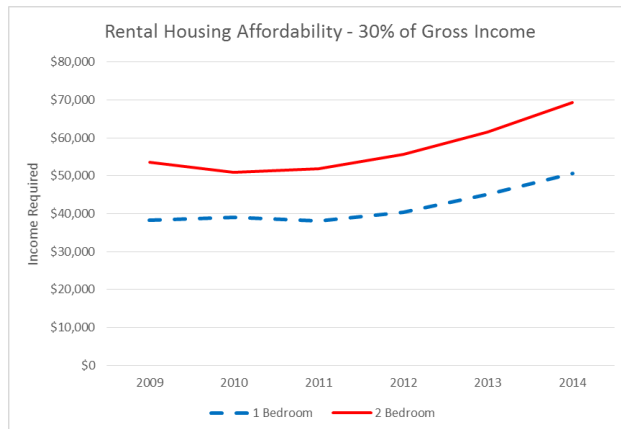
costs, and what a person can afford has been increasing as average prices rise. (CCHC, 2015b).



Source: (CCHC, 2015a)

3. The average number of units (1 to 3 bedroom) available per month dropped steadily from 160 in 2009 to 48 in 2013, rising slightly to 54 in 2014. Overall, there is a 58.6% decrease in the average number of vacant units available from 2010-2014 (CCHC, 2015a).

4. Rental affordability is defined by Canada Mortgage and Housing Corporation (CMHC) as 30% of gross income. To meet the affordability threshold for the average rental accommodation in Canmore a renter (or renters) would require an hourly wage of \$24.30 for a one-bedroom apartment, or \$33.35 for a two-bedroom apartment.



Rental Housing Affordability 2014	Average Monthly Rent*	Income Required*	
		Hourly	Annual
1 Bedroom	\$1,264	\$24.30	\$50,542
2 Bedroom	\$1,734	\$33.35	\$69,362
3 Bedroom	\$2,264	\$43.54	\$90,558
Bachelor/Studio	\$917	\$17.63	\$36,675
Roommate/Shared	\$710	\$13.66	\$28,410

*Affordability threshold is 30% of gross income

Source: Average advertised rental prices from (CCHC, 2015a)

5. Rental housing affordability has decreased since 2010, as average advertised rental rates in 2014 have increased by 29.2% for a one bedroom and 36.2% for a two

bedroom. This has increased the affordable income threshold by \$11,422 for a one bedroom and \$18,442 for a two bedroom apartment.

- The rental affordability gap analysis table (see below) was adapted from a table developed by the CCHC for determining mortgage limits based on income. The analysis is based on 2013 income and housing data (2013 income was estimated by CCHC). A couple family earning the median income would have no affordability gap in renting an average 2-3 bedroom unit, while a lone parent would face challenges affording a 2-3 bedroom unit, and a single person would have a \$280 affordability gap when renting a 1 bedroom unit. Note: in 2013 and 2014 the availability of rental units was very low, making finding accommodation a significant challenge, regardless of the price.

CCHC - 2014 Affordability Gap Analysis					
Household Type ¹ (#)	Median Income ²	Affordable Monthly Rent ³	RENT		
			Average Rent ⁴ as % of Income		
			1BR	2BR	3BR
			\$1195	\$1616	\$2073
Single Person (2460)	\$38,180	\$854	GAP -\$341 41%+	2 persons NO GAP 27%+	
Lone Parent (360)	\$52,550	\$1,189		GAP -\$427 40%+	GAP -\$884 51%
Couple Family (3360)	\$104,340	\$2,459		NO GAP 20%+	NO GAP 26%+
GAP/NO GAP indicates affordability gap (+/- increasing or decreasing)					
¹ Couple families are married or common-law living in the same dwelling with or without children. Lone parent families are single parents (male or female) living with one or more children. Singles are persons not matched to a family who may be living alone, with a family to whom they are related, with a family to whom they are unrelated or with other persons not in census families.					
² 2012 median income is from tax filer data reported by Statistics Canada in CANSIM Table 111-0009 and adjusted by CCHC in 2013 and 2014 by the annual percent change in average weekly earnings for Canada.					
³ Affordable monthly rent calculated as 30% of median income less an adjustment for utilities.					
⁴ Average rent of unfurnished advertised market units for 2014 as reported by CCHC.					

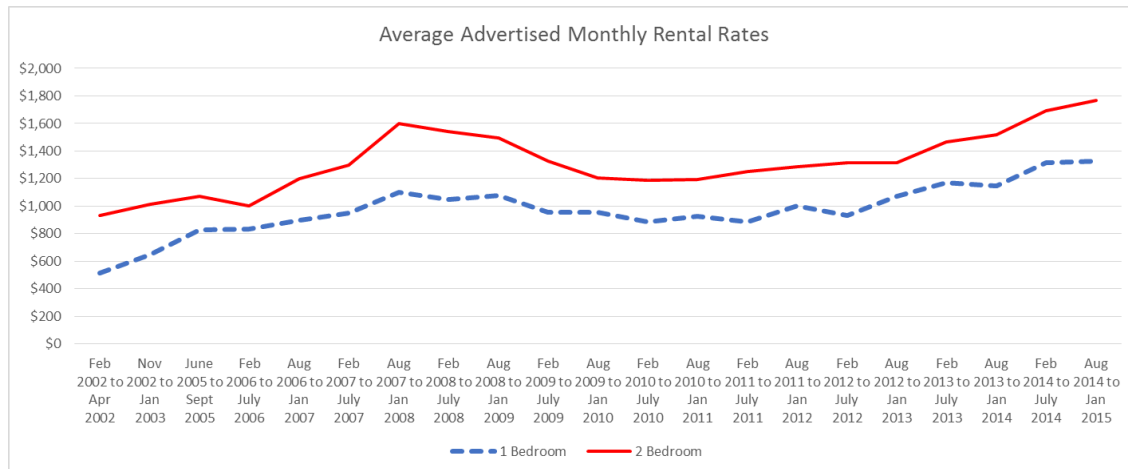
Source: Adapted from (CCHC, 2015b)

- Accessory suites (legal or otherwise) are an important source of rental housing in Canmore. Based on 2011 data, it was calculated that there are 163 legal suites and 179 illegal suites in Canmore. However, the actual total may be as high as 500 or 600 secondary suites, mostly illegal. Illegal suites are a long-standing issue (parking, tenant house and safety issues, etc.) in certain neighbourhoods, while legal suites in some other neighbourhoods are underutilized. For example, many R1B/R1S suites (single family homes with legal suites) in areas of Three Sisters and Eagle Terrace are likely not being used as rental suites. It is likely that illegal secondary suites are underreported

on both the municipal and federal census, leading to an underestimation of actual population numbers (CCHC, 2015c).

Bow Valley Labour Market Review

1. Rental price information from the Bow Valley Labour Market Review provides longer continuous time series than the data from CCHC. While the average prices shown are similar, there may be some differences in average prices due to collection and data filtering methodologies



Source: (Job Resource Centre, 2015a)

2. The Job Resource Centre tracks rental market rates as advertised in local newspapers. Advertised rental rates peaked in the 2nd half of 2007, nearly doubling from 2002 prices. From 2008 to 2010, rates generally trended downwards, with the cost of a two bedroom apartment dropping by over \$400 a month, and the cost of a one-bedroom dropping by almost \$200 a month. From 2010 to 2014, average rates have trended upwards again reaching a new high of \$1,318/month for a 1 bedroom and \$1,695/month for a 2 bedroom (Job Resource Centre, 2015a).

Canada Mortgage and Housing Corporation (CMHC)

8. CMHC conducts annual surveys of rental prices and vacancy rates in communities with >10,000 residents. 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. Prior experience with the CMHC survey suggests that prices for the Canmore market are grossly underestimated (due to the sampling methodology). Therefore, average rental price information from CMHC is not presented in this report.
9. While the methodology used by CMHC includes a limited sampling of Canmore's spectrum of rental properties, it is interesting to note that apartment rental vacancy rates were reported to be 0% for both October 2013 and 2014. This was reported to be the lowest vacancy rate in Canada (CMHC, 2014).

Media Coverage

10. The impact of Canmore's tight housing market and shortage of rental properties made the local and national news in 2014:

- Locally, the Rocky Mountain Outlook published an article on how the housing crisis is affecting small business:
<http://www.rmoutlook.com/article/20140807/RMO0801/308079970/0/RMO03>
- The challenging housing situation and its effects on the labour market made headlines on CBC. The article and news clip are available for viewing at:
<http://www.cbc.ca/news/canada/calgary/canmore-housing-shortage-leaves-restaurants-short-on-staff-1.2734297>

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 the development and management of affordable housing properties and programs, notably the Perpetually Affordable Housing (PAH) Program. 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 their 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. There are a total of 148 Perpetually Affordable Housing (PAH) units in Canmore. CCHC administers 104 units and leases land to Mountain Haven Cooperative Homes Ltd. who administer an additional 44 units. CCHC is currently building an additional 48 rental units with occupancies beginning in late 2015.
3. In 2015, CCHC published a report on the status of accessory suites in Canmore, with an examination of possible options for increasing the stock of legal rental suites. Increasing the number of accessory suites could increase the supply of affordable rental unit while facilitating entry level home ownership via the rental income provided by the suites (CCHC, 2015c).
4. Bow Valley Regional Housing (BVRH) manages social and seniors housing in the Bow Valley. BVRH houses or assists 300 Bow Valley residents in 188 units.


Interpretation:

1. Canmore has one of the highest costs of living in Alberta, driven primarily by high housing and shelter. Following the economic crash of 2008, the average advertised rental rates mirrored the drop in the economy, decreasing through 2009, then climbing from 2010 through to 2014. The current trend of very low vacancy rates is increasing

pricing while demand for rental units is very high. With the high prices and low vacancy rates, finding housing has become a central issue in the community and a limiting factor for businesses and the labour market.

2. Attracting and retaining workers is a serious challenge for many local businesses, and housing is an important factor in this equation. A variety of options will likely be required to meet this need. Rental properties, entry level housing, legal secondary suites, and staff housing are all part of the spectrum of housing options that may be required to meet the demand in the community.
3. Much of the market-priced ownership housing is beyond the average income for many residents in the community. This gap between income 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.
4. 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. The construction of PAH and implementation of the CHAP targets (Town of Canmore, 2011c) are important steps towards providing suitable housing options for many residents.

13. Ownership Housing – Resale Prices and Affordability

Strategic Plan Linkages:	5 Year Trend	
<p>Economy #6. Canmore has a diverse economy that is resilient to change</p> <p>Economy #7. Canmore’s services and programs meet the needs of a diverse socio-economic population</p>	Average resale house & condo price	

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 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).

From the closing of the coal mine in 1979 through to today, Canmore has grown from a small mining town to a destination community for recreation, tourism, and mountain lifestyle. During this time, the availability and affordability of housing has become a major challenge for many residents and workers. Housing and cost of living have many socio-economic implications for the community, including the availability of workers, demographics and the retention of families and children in schools.

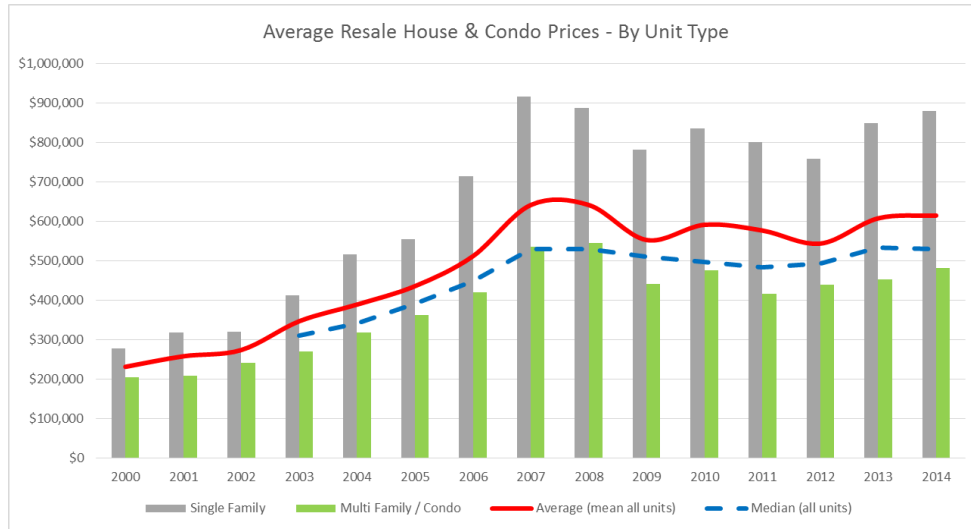
Observations:

Resale House and Condo Prices

1. Canmore’s real estate market saw a period of strong and sustained growth and rising prices from 1995 through to 2007. The 2007/8 global financial crisis resulted in a dramatic slowing in Canmore’s real estate market. In Canmore, sales volumes dropped sharply and prices plateaued in 2008⁵. While there are annual fluctuations, in general, mean prices dropped sharply in 2009, and then bottomed out in 2012. Prices recovered strongly in 2013/14 with an 11.8% increase in mean value, followed by a modest 1.2% increase in 2014. In 2014, the mean resale price (all unit types) was \$615,000.
2. In 2007, single family homes peaked at a mean sale price of \$915,149, dropping to \$758,000 in 2012, then rising to \$880,000 in 2014.
3. The mean price of multi-family/condo peaked at \$544,496 in 2008, falling to \$440,000 in 2012, then rising to \$482,000 in 2014.

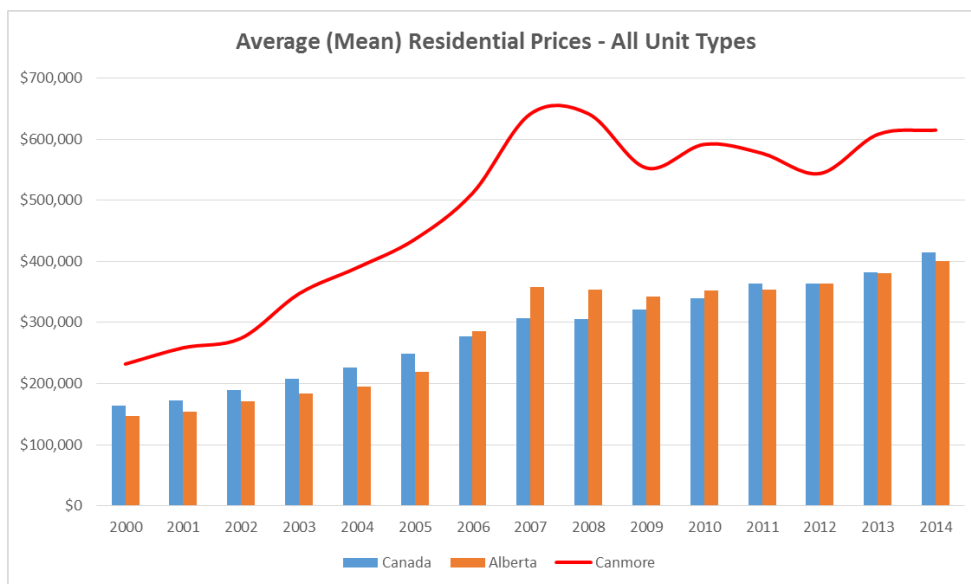
⁵ The low volume of sales in Canmore from 2008-2010 means that the mean values can easily be skewed by the sale of several expensive properties and therefore these market statistics should be treated with some caution.

4. From 2008-2011 median⁶ prices showed a much more steady and measured decline than mean prices (which were quite variable from 2008-2011). Median prices increased slightly in 2012 (2.3%) and then jumped by 8.1% in 2013, moderating slightly (-0.7%) in 2014 (RE/MAX Alpine Realty, 2015).



Source: (RE/MAX Alpine Realty, 2015)

5. Similar to Canmore, many real estate markets in Canada 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 across the country. After 2010, prices and sales volumes began to rebound in Alberta and across much of Canada as well (RE/MAX Alpine Realty, 2015; CMHC, 2014, 2015a, 2015b).



Source: (RE/MAX Alpine Realty, 2015; CMHC, 2014, 2015a, 2015b)

⁶ Median: the midpoint of all sales, which is less effected by the highest and lowest extremes of the market.

- The rapid fall in oil prices saw some sudden changes to Alberta's economy in 2014. Impacts were first apparent in the Calgary real estate market, but as of spring 2015, are making themselves felt in Canmore. The local market typically lags 6 months behind Calgary. Preliminary statistics from June 2015 indicate that in some sectors, inventory is rising and sales dropping when compared to spring of 2014. Demand for entry level single family homes and entry level townhomes remains strong, while sales for some luxury homes and vacation properties has slowed (Canmore & Banff Real Estate, 2015a & 2015b).

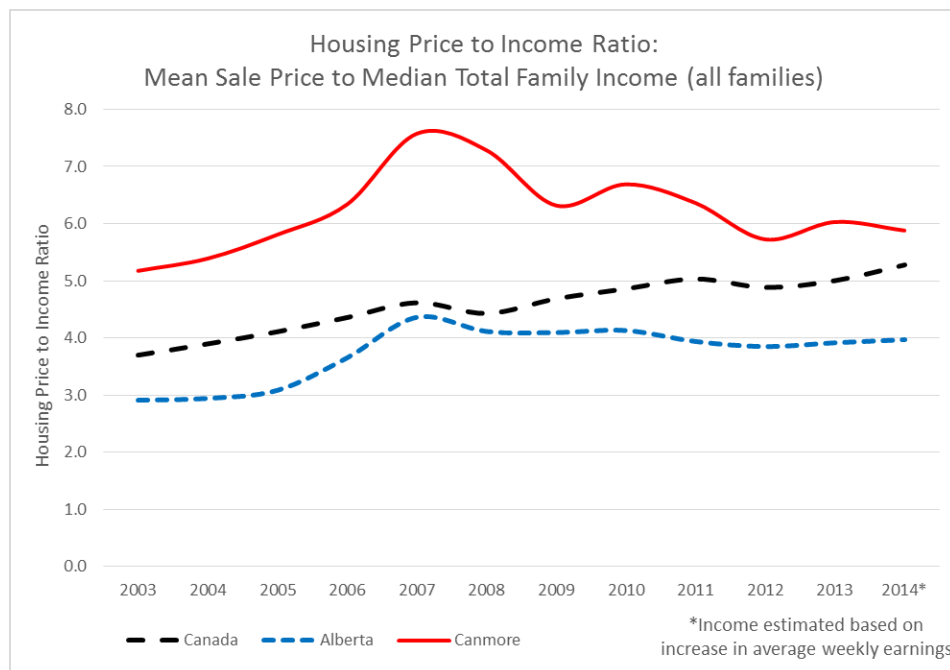
Affordability of Home Ownership

- According to the 2012 Citizen Satisfaction Survey, the issue that was most frequently at the 'Top of Mind' for local residents was affordable housing (mentioned by 18%). In 2014, affordable housing was mentioned by 22% of respondents (Ipsos Reid, 2012 & Ipsos Reid, 2014).
- Affordability gaps exist when purchase prices exceed what households can afford to pay for housing. The following table adapted from CCHC shows the significant affordability gap that existed in 2014 for many people hoping to purchase a property in Canmore. The price-to-income ratio (or Median Multiplier) expresses the median purchase price to the number of years of median income. At current interest rates a ratio of 4 or less would generally be considered affordable (median house price is 4 times median annual income).

CCHC - 2014 Affordability Gap Analysis					
Household Type ¹ (#)	Median Income ²	Affordable Purchase Price ³	OWN		
			Price ⁴ : Income Ratio		
			APT	MED DENSITY	SINGLE FAMILY
			\$365,000	\$854,000	\$799,900
Single Person (2460)	\$38,180	\$130,000	GAP -\$235,000 9.6+		
Lone Parent (360)	\$52,550	\$183,000	GAP -\$182,000 6.9-	GAP -\$671,000 16.3+	
Couple Family (3360)	\$104,340	\$415,000	NO GAP 3.5+	GAP -\$439,000 8.2+	GAP -\$384,900 7.7-
GAP/NO GAP indicates affordability gap and the price to income ratio (+/- increasing or decreasing)					
¹ Couple families are married or common-law living in the same dwelling with or without children. Lone parent families are single parents (male or female) living with one or more children. Singles are persons not matched to a family who may be living alone, with a family to whom they are related, with a family to whom they are unrelated or with other persons not in census families.					
² 2012 median income is from tax filer data reported by Statistics Canada in CANSIM Table 111-0009 and adjusted by CCHC in 2013 and 2014 by the annual percent change in average weekly earnings for Canada.					
³ Assumes 5% down payment, interest rate of 4.75%, 25 year amortization and Gross Debt Servicing Ratio of 32%.					
⁴ Median resale price in 2014 from MLS as reported by Dan Sparks, Realtor, Century 21.					

Source: Adapted from (CCHC, 2015b)

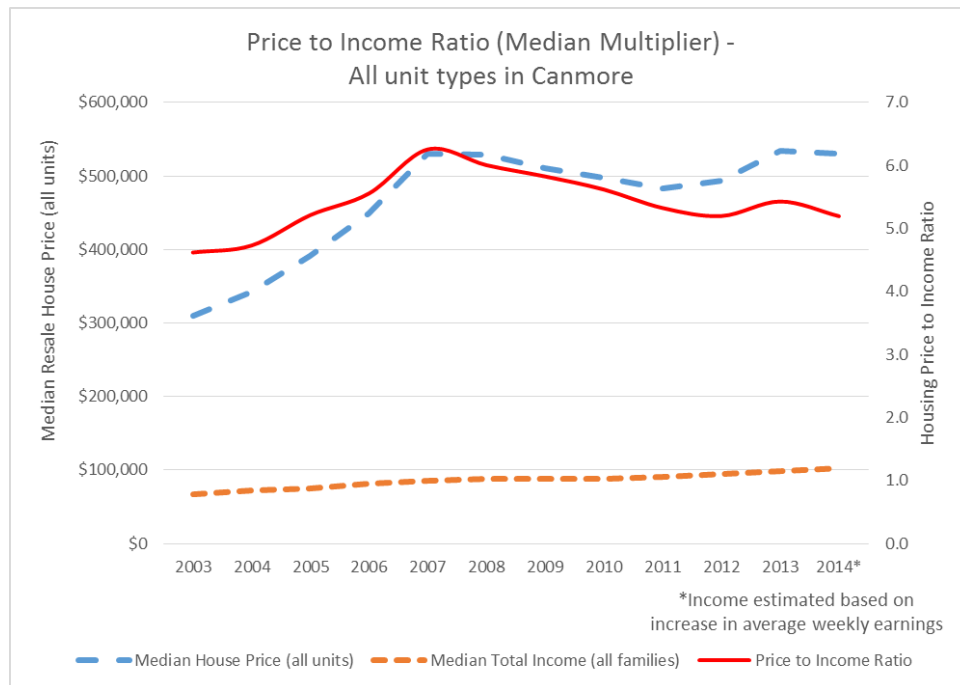
3. At the median income, a couple family would be able to afford a median priced apartment but would have insufficient income to afford a median medium-density or single family home. The gap is even wider for lone parents and single persons as their median incomes are substantially less than that of couple families.
4. The CCHC 2014 Affordability Gap Analysis table illustrates whether the affordability gap has increased (+) or decreased (-) since 2011. In general, affordability has deteriorated for all households, tenures and housing typologies, with only a few exceptions where affordability improved or did not change.
5. Applying the ‘Median Multiplier’ (price to income ratio) compares median house prices to median household incomes. Unfortunately median house price information is not readily available for most markets therefore for the purposes of this report an alternative ratio has been substituted. Using available data, the ratio of average (mean) housing prices to median family income is used in this report to track affordability trends. A larger ratio (e.g. 2:1) indicates greater affordability, while a smaller ratio (e.g. 10:1) indicates lower affordability relative to income. Tracking this indicator over time helps determine if the affordability gap between incomes and housing prices is growing or shrinking. Note: this ratio is similar to, but not exactly the same as the typical price to income ratio, as using mean house prices will result in greater fluctuations. More information on the Median Multiplier and international affordability trends can be found in the Demographia International Affordability Survey (Demographia, 2015).



Source: (RE/MAX Alpine Realty, 2015; CMHC, 2015a; and Statistics Canada, 2014b)

6. From 2003 to 2007 housing prices in Canmore grew at a much faster rate than family incomes, reaching a price to income ratio of 7.6 in 2007. Lower average house prices from 2008 to 2012 brought the ratio down to 5.7 in 2012. A more active real estate market and higher prices brought the ratio back up to 6.0 in 2013 and an estimated 5.9

in 2014⁷. During (RE/MAX Alpine Realty, 2015; CMHC, 2015a; and Statistics Canada, 2014b).



Source: (RE/MAX Alpine Realty, 2015; CMHC, 2015a; and Statistics Canada, 2014b)

Interpretation:

1. An extended period of economic growth in Alberta, and demand for mountain recreational properties fuelled rising real estate values in Canmore from the 1990’s through to 2007. This was reflected in the rapid population increases in Canmore’s semi-permanent residents, especially during the period from 2003-2007. The growth of the semi-permanent population slowed considerably in 2008, corresponding with the lower prices and sales volumes. After a market correction or crash, recreational properties are typically slower to recover than markets for primary homes and Canmore’s market remained slower than ‘normal’ through 2012. Sales volumes and prices rebounded through 2014 resulting in a return to near-2007 prices and a busy market for buyers and sellers. If the levels of 2014 activity continue, there is very little extra inventory to satisfy demand until such a time as major projects like TSMV, begin to bring more units online.

⁷ Median incomes for 2014 are estimates based on provincial and national average weekly incomes and therefore should be treated with caution.













Environment

“Canmore is a resilient and vibrant community socially, economically, and environmentally. Its strength is in its resourceful and engaged citizens, who thrive together on the strength of the community’s heritage, long-term commitment to the diversity of its people, and health of the mountain landscape.”










-Town of Canmore 2013-2015 Strategic Plan

Goals: 2013-2015 Strategic Plan	
Category	Goals
Place	1. Canmore has a unique sense of place
	2. The social, cultural, and economic health of the downtown is essential to maintaining the downtown as the heart of the community
Service	3. Canmore’s services and programs respond to the social, cultural and recreational aspirations of its residents
	4. Canmore is a safe community
	5. The Town of Canmore delivers effective and fiscally responsible services while valuing innovation
Economy	6. Canmore has a diverse economy that is resilient to change
	7. Canmore’s services and programs meet the needs of a diverse socio-economic population
Environment	8. Canmore is a municipal leader in environmental stewardship
	9. Canmore’s natural environment remains viable for wildlife while providing opportunity for human enjoyment
People	10. Town of Canmore decisions are based on informed and accurate information and deliberated in an open and transparent fashion
	11. We value and support “people” as the corporation’s and community’s strongest asset


Summary

Environment – 5 Year Summary			
Section	Indicator	Trend 2010-2014	Comments
1. Air Quality	Air Quality		Initial data from the CRAZ passive monitoring station does not indicate any trends.
2. Water Consumption	Total Water Production		Total water production increased by 9% from 2010 to 2014 (actual quantity). Based on 2014 total population numbers, 2014 water production is above the 2015 ESAP goal.
	Residential Water Consumption		Residential water consumption declined 3% (quantity) and 9% (per capita, permanent population) from 2010 to 2014. 2014 residential water consumption is below the 2015 ESAP goal.
	ICI Water Consumption		ICI consumption increased by 18% from 2010-2014.
	Water System Losses		Water system losses increased from 2010 to 2013, dropping back to 2010 levels in 2014 (19%).
3. Drinking Water Quality	Drinking Water Quality		Canmore has high quality drinking water that continues to meet or exceed provincial operating regulations.
4. Wastewater	Ammonia Nitrogen Loading		Annual ammonia nitrogen loading to the Bow River increased by 35% from 2010 to 2014 (+2,717 kg). Effluent characteristics are well within regulatory guidelines.
	Phosphorus Loading		Phosphorus loading to the Bow River increased by 20% from 2010 to 2014 (+227 kg). Effluent characteristics are well within regulatory guidelines.
5. Resource Conservation and Waste Management	Total Solid Waste Land Filled		Total solid waste landfilled increased by 8% (actual tonnage) from 2010 to 2014. The 2015 ESAP goal was met in 2014.
	Residential and ICI Wastes Sent to Calgary Area Landfills		From 2010 to 2014, the actual tonnage declined by 4%. The 2015 ESAP goal was almost met in 2014.
	C&D Wastes Land Filled at Francis Cooke Landfill and Resource Recovery Centre		Total dry waste landfilled increased by 39% from 2010 to 2014. Note: the 2013 floods had a significant impact on the volume of construction and demolition waste. The 2015 ESAP goal was met in 2014.
	Waste Diversion Rate		From 2010 to 2014, the waste diversion rate increased from 39% to 49%.

Environment – 5 Year Summary (Continued)

Section	Indicator	Trend 2010-2014	Comments
6. Energy Use and Greenhouse Gas Emissions	Total Emissions		Total GHG emissions from electricity generation and natural gas have risen 7% since 2010. The 2015 ESAP goal is to stabilize emissions.
7. Transportation	TransCanada Hwy 1 Traffic Volumes		Average daily traffic on the TransCanada highway increased 5.5% from 2009 to 2013.
	Public Transit Use		Regional transit between Banff and Canmore commenced in December 2012. ROAM ridership increased by 53% from 2013 to 2014.
8. Wildlife Movement Corridors and Habitat Patches	Wildlife Corridors and Land Use	n/a	Stewart Creek Conservation Easement signed. Town of Canmore conducted a Human Use Management Review (HUMR). TSMV land use and corridor decisions pending outcome of Smith Creek planning process in 2016.
	Wildlife Crossing Structure Use		Overall, wildlife crossing events at the Wind Valley and Stewart Creek underpasses dropped by 66% from 2010 to 2014.
9. Human/Wildlife Conflict	Bears	n/a	Updated information on human/bear conflict is not currently available. Please refer to the 2012 Community Monitoring Report for the latest information.
	Bear Deaths / Management Removals		Bear deaths/removals fluctuate on an annual basis. A total of 51 bears were killed or removed from the Bow Valley between 2010 and 2014.
	Cougars		Reported cougar conflict tripled from 2009 to 2013. No human injuries or death relating to cougar conflict.
	Coyotes		Coyote conflict has dropped substantially from the high in 2007/8. Perhaps in part due to the culling of 'problem' coyotes from urban areas.
	Ungulates	n/a	Reported incidents do occur, but are uncommon: no measurable trend.
11. Transportation Corridors and Wildlife	# of Wildlife Vehicle Collisions		Variable by year from 2008-2012.
12. Forest Health – Mountain Pine Beetle	Mountain Pine Beetle Affected Trees		Mountain Pine Beetle numbers have dropped dramatically since 2010.

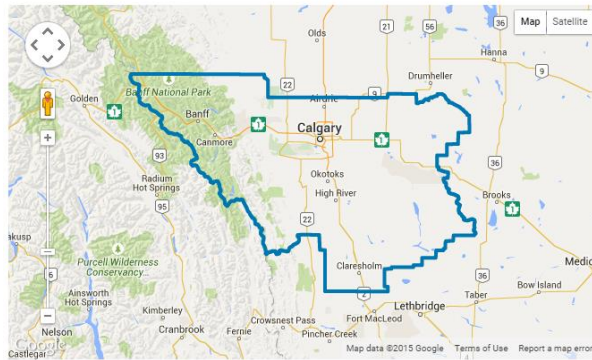
1. Air Quality

Strategic Plan Linkages:	Trend
Environment #8. Canmore is a municipal leader in environmental Stewardship	

Threshold: To remain below the 30 day and 365 day Alberta Air Quality Objectives for sulphur dioxide (SO₂) and nitrogen dioxide (NO₂). Note: there is currently no Alberta objective for ozone (O₃).

Observations:

1. In the fall of 2012, the Calgary Regional Airshed Zone Society (CRAZ) installed a passive monitoring station (station 3 and duplicate station 3d) in Canmore. This station is one of 40 across the airshed zone and became operational in September 2012. It records SO₂, O₃ and NO₂ which are reported on a monthly basis. Results from September 2012 to 2014 indicate that average levels of SO₂ and NO₂ are well below the 30 day air quality objectives for Alberta. To see the passive monitoring network visit the CRAZ website: <http://www.craz.ca/monitoring/passive/>



CRAZ Boundary from www.craz.ca

CRAZ - Canmore Passive Monitoring Station	Monthly Averages (ppb)		
	SO ₂	O ₃ *	NO ₂
2012 (Sept-Nov only)	0.7	19.2	5.7
2013	0.6	24.3	5.2
2014	0.7	26.4	5.2
30 Day AB Objective	11	-	-
365 Day AB Objective	8	-	24

*No monthly Alberta objective

Source: (CRAZ, 2015)

Community Initiatives:

1. The Calgary Regional Airshed Zone Society (CRAZ) is comprised of government agencies (federal, provincial and municipal), non-government organizations, industry and the public. The airshed approximately follows the boundary of the Alberta Health Services (including Canmore). This area represents 40% of Alberta's population. For more information visit their website at: <http://www.craz.ca/>.







2. 2014 Alberta Winter Games: CRAZ deployed a Mobile Air Monitoring Lab (MAML) in Banff and Canmore to collect baseline air quality data in the spring of 2013. During the Alberta Winter Games, the MAML returned to collect additional data. Twenty five volunteers engaged with over 500 people, and drivers were asked to remain idle-free and use alternative transportation when available (2014 Alberta Winter Games Environmental Sustainability Advisory Committee, 2014 & CRAZ, 2014).
3. The Bow Valley Clean Air Society (BVCAS) has been actively supporting the development of CRAZ and the passive monitoring network, and educating and advocating for air quality in the Bow Valley. For more information about their programs and activities please visit their website: <http://bowcleanair.org/>.

Interpretation:

1. After 2 years and 3 months of monitoring, the results suggest that the air quality in Canmore is, on average, well within the 30 day air quality targets. It is important to remember that this passive monitoring network is only recording 3 parameters on the basis of monthly averages. There could be other air quality concerns not captured by the monitoring (e.g. particulates) or specific episodic events that are infrequent enough to be ‘masked’ by the monthly averages.
2. The CRAZ passive air quality monitoring system will create more consistent and publicly accessible air quality data for the community. This is the first time that there has been regularly measured air quality data available for Canmore. In the past, the community had to rely on occasional one day visits from a mobile monitoring vehicle which led to infrequent and inconsistent monitoring of air quality. The importance of this new monitoring network will only grow as the population and volume of vehicle use in the Bow Valley increases over time.

2. Water Consumption

Strategic Plan Linkages:	Trend	
Environment #8. Canmore is a municipal leader in environmental Stewardship	Total Water Production	
	Residential Water Consumption	
	ICI Water Consumption	
	Water System Losses	

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. Canmore’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 Environmental Sustainability Action Plan (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 semi-permanent residents in the community. *Note: due to significant changes in the 2014 census count of semi-permanent resident and total residents, multi-year comparisons of the per capita figures for total population should be treated with caution.*

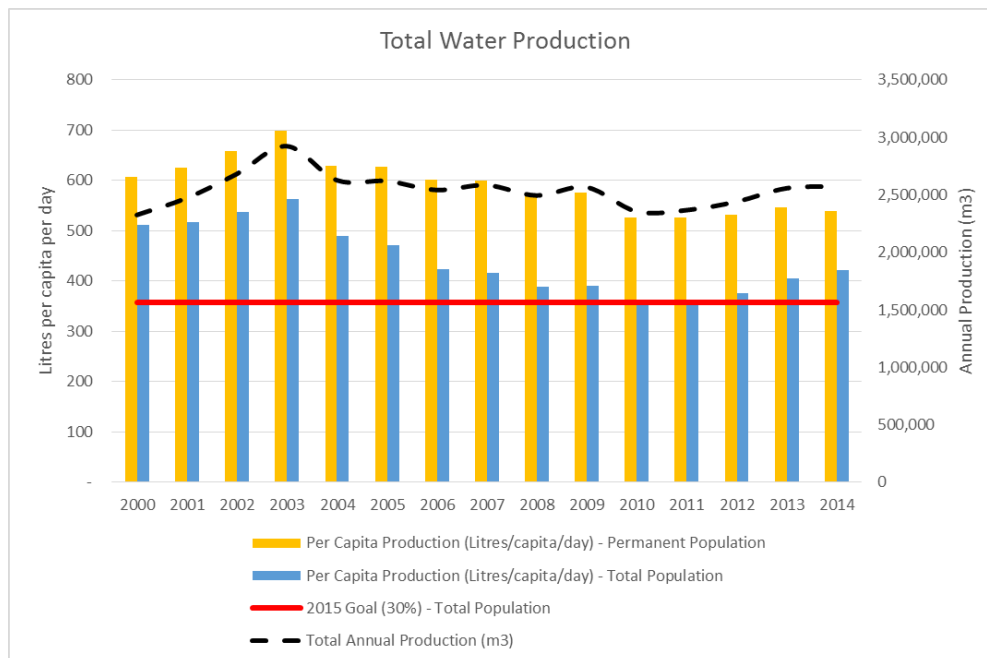
Water Consumption Goals	Reduction in Water Consumption from 2000 Levels*		
	2015	2020	2035
Total Water Production	30% per capita	40% per capita	50% per capita
Residential Water Consumption	30% per capita	40% per capita	50% per capita
ICI Water Consumption	10% total consumption	20% total consumption	30% 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, 2010a)

Observations:

Total Water Production

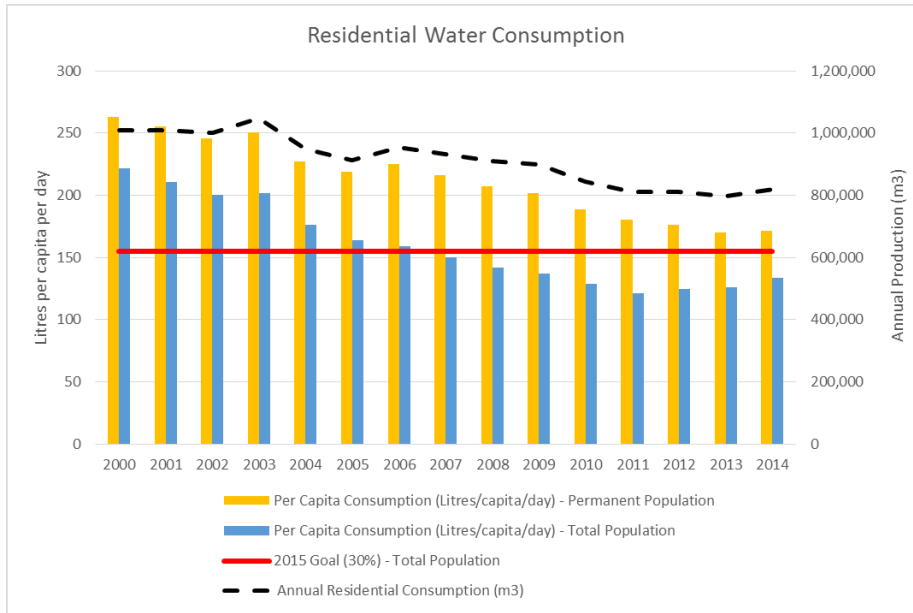
1. Over the past 5 years, total water production has fluctuated slightly, but was at roughly 2.6 million cubic meters in 2014. Total water production increased by 9% from 2010 to 2014 (actual quantity).
2. On the basis of the permanent population, per capita total water production only increased 2.6% from 2010 to 2014 (permanent population, Litres per Capita per Day or LPCD).
3. In 2014, the per capita total water production was 421 LPCD, 63 litres above the 2015 ESAP goal of 358 LPCD (per capita, total population). *Note: due to significant changes in the 2014 census count of semi-permanent resident and total residents multi-year comparisons of the per capita figures for total population should be treated with caution.* (Town of Canmore, 2015h).



Source: (Town of Canmore, 2015h)

Residential Water Consumption

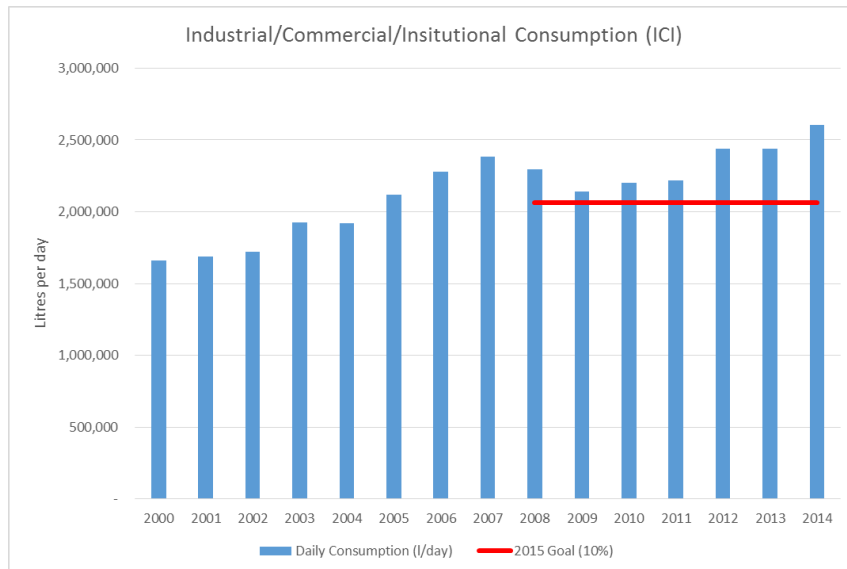
4. Total residential water consumption dropped by 3.1% from 2010 and 2014. On the basis of the permanent population, this is a decrease from 201 LPCD to 171 LPCD, a drop of 9.1%.
5. In terms of the total population, the average daily consumption was 134 LPCD, well below the 2015 ESAP goal of 155 LPCD (Town of Canmore, 2015h). *Note: due to significant changes in the 2014 census count of semi-permanent resident and total residents multi-year comparisons of the per capita figures for total population should be treated with caution.*



Source: (Town of Canmore, 2015h)

Industrial, Commercial, and Institutional (ICI) Water Consumption

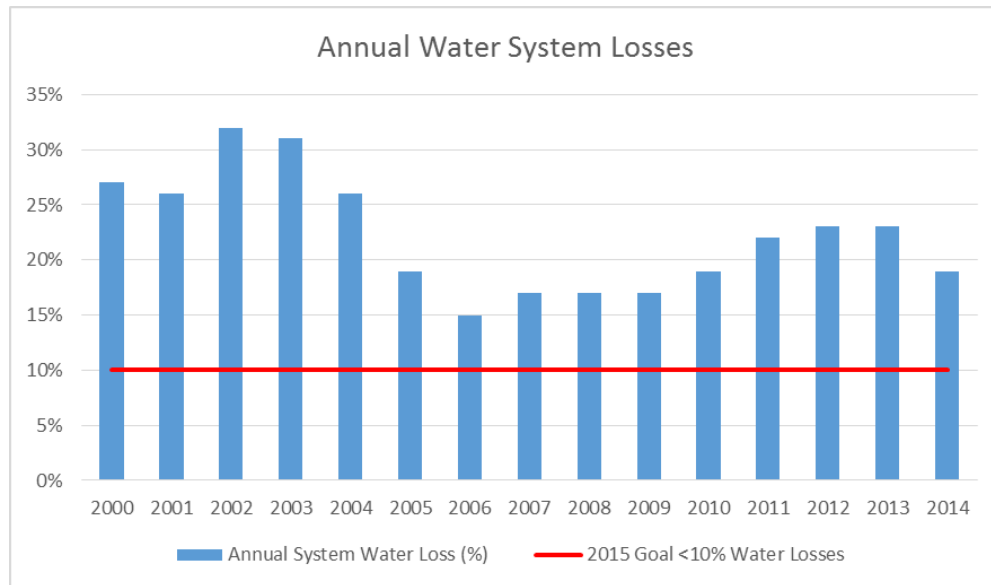
- The ICI consumption is based on actual consumption, rather than per capita. ICI consumption has increased by 21.8% since 2009, reaching a new high in 2014. The average daily consumption in 2014 was almost 540,000 litres per day above the 2015 ESAP goal. ICI consumption can be directly impacted by levels of tourism visitation which result in higher occupancy rates in hotels, more water use, and an increased volume of laundry etc. (Town of Canmore, 2015h).
- Note: ICI consumption is not affected by water requirements for the golf courses, which primarily meet their needs from well water.



Source: (Town of Canmore, 2015h)

Water System Losses

8. 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. The ESAP goal is to reduce and maintain system losses to <10% by the year 2015.



Source: (Town of Canmore, 2015h)

9. Total estimated water losses peaked at a high of 32% in 2002, but were reduced to a low of 15% in 2006 by the leak detection and repair program. Water losses have since risen to 23% in 2012, dropping to 19% in 2014. This recent decrease is due to continued annual investment in leak detection, water line repair, and replacement (Town of Canmore, 2015h).

Community Initiatives

1. The Town of Canmore continues a multi-year meter replacement program that will be ongoing until all older water meters in the community have been replaced with new models. This will reduce meter reading inaccuracies from older equipment. A total of 350 meters were replaced in 2014.

Interpretation:

1. Total residential water consumption has been trending downwards over time. This may be due in part to the increased use of low flow appliances, showerheads, and toilets, and in part due to the mix of permanent and part-time residents which has changed over the last decade (it is assumed that part-time residents will, on average, use less water than permanent residents). Meeting the future ESAP goals for residential water consumption will be increasingly challenging and will most likely occur through incremental changes, such as continued individual efforts for conservation including


low flow fixtures and toilets, and making conscious efforts to reduce individual water usage.

2. Aging water distribution infrastructure fails over time resulting in the increasing water losses. Reaching the goal of 10% or less annual water system losses will require further work in the area of leak detection and water line repair/replacement and the replacement of older water meters.

Recommendation:

1. The sources of ICI water consumption are not well quantified, a better breakdown and understanding of this sector is required to direct efforts to best encourage conservation and meet the ESAP goals.

3. Drinking Water Quality

Strategic Plan Linkages:	Trend	
Environment #8. Canmore is a municipal leader in environmental Stewardship	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 Sustainable Resource Development (now Alberta Environment and Parks) 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. Canmore’s water treatment and distribution is managed under contract by EPCOR since the year 2000.

Threshold/Goal:

To meet or exceed Alberta Environment standards.

Observations:

1. Average treated water quality parameters for 2014 are listed in the following table (see next page). EPCOR monitors approximately 75 water quality parameters and conducts over 2,000 water quality tests a year (EPCOR, 2014).
2. In 2013, there was a town-wide boil water advisory due to the serious flood event. Turbidity due to surface runoff and mudslides, combined with power failure during the flood created challenging conditions for the water treatment plant. After the flooding subsided, regular water service was restored and the advisory was lifted (EPCOR, 2014).
3. Fluoride is not added to Canmore’s municipal water supply, however, fluoride is naturally present in the local ground and surface waters. In 2014, naturally occurring fluoride levels averaged 0.13 mg/L (Pumphouse 1) and 0.12 mg/L (Pumphouse 2) (Town of Canmore, 2015h). 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.



Average Treated Water Quality (2014)			
Water Quality Parameters	Pumphouse #1 (Groundwater Aquifer)	Pumphouse #2 (Rundle Forebay)	
Chlorine Residual	0.73 mg/L	0.84 mg/L	
Turbidity	0.04 NTU	0.06 NTU	
Total Hardness	142 mgCaCO ₃ /L	156 mgCaCO ₃ /L	
Fluoride	0.13 mg/L	0.12 mg/L	
Aluminium	<0.16 mg/L	0.30 mg/L	
pH	n/a	8	
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, 2015h)

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. While there are occasional exceedances, such as the boil water advisory during the 2013 floods (EPCOR, 2014), water quality parameters are typically well within required parameters.

4. Wastewater

Strategic Plan Linkages:	Trend	
Environment #8. Canmore is a municipal leader in environmental Stewardship	Ammonia Nitrogen Loading	
	Phosphorus Loading	

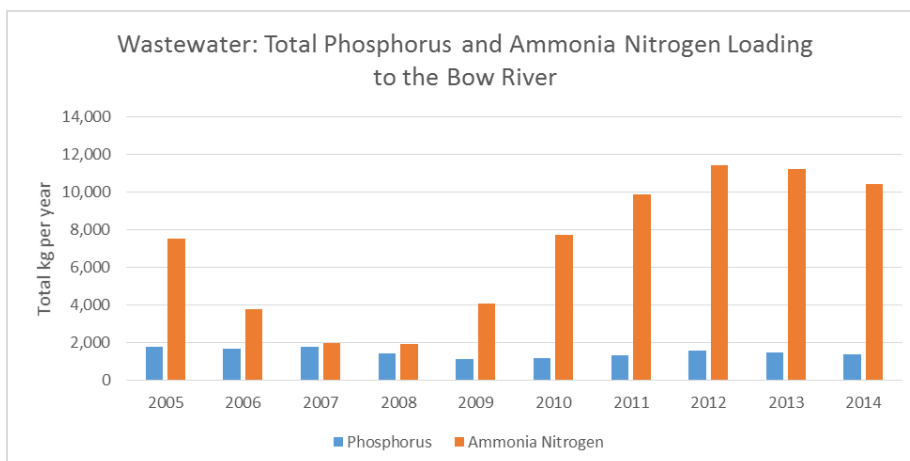
Wastewater collection and treatment are closely monitored to meet provincial standards. The treated effluent from Canmore’s wastewater treatment plant (WWTP) is discharged into the Bow River so it is important to ensure that it is reliably treated to the highest standards to maintain the health of the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

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.
- To meet or exceed the Bow River Basin Council (BRBC) Water Quality Objectives

Observations:

1. The efficiency of the WWTP can be calculated by comparing the untreated influent vs. the treated effluent. In 2014, the WWTP removed:
 - 95% of total suspended solids (TSS)
 - 95% of biological oxygen demand (BOD)
 - 88% of total phosphorus
 - 80% of total ammonia
2. The total quantity of nutrients in the WWTP effluent (“loading”) can affect the aquatic health of the Bow River system. The total quantity of nutrients discharged into the Bow River fluctuates on an annual basis. While they both trended down slightly from 2012 to 2014, the total output of ammonia nitrogen was 35% higher, and the output of phosphorus was 19% higher in 2014 than in 2010 (Town of Canmore, 2015h).



Source: (Town of Canmore, 2015h)

3. In 2013, a monitoring program to determine the effects of the WWTP effluent on the Bow River was started. Sampling occurred throughout the year, 100m upstream and 300m downstream of the WWTP discharge. The next round of sampling is proposed to occur in 2016 after the next major WWTP upgrade is completed. The 2013 results were compared with the Bow River Basin Council (BRBC) Water Quality Objectives. Based on the 2013 data, the WWTP effluent is not resulting in a net environmental effect downstream on the Bow River:

Parameter	Upstream	Downstream	BRBC WQ Objective
Nitrate plus Nitrite (N) (mg/L)	0.084	0.111	0.267 mg/L
Total Ammonia (N) (mg/L)	<0.050	0.081	
Total Coliforms (No/100 mL)	92.5	90.8	
TSS (mg/L)	27.6	26.1	Not > 5 mg/L over background
Total Phosphorus (mg/L)	0.018	0.018	0.014 mg/L
Total Dissolved Solids (mg/L)	144	146	

Source: (Town of Canmore, 2015)

4. In 2014, the WWTP produced 3,046 Tonnes of biosolids (organic materials resulting from the treatment of sewage sludge). For the past several years the biosolids were trucked to a farm outside Penhold where they are composted and turned into a soil amendment product. This is not unusual, as many other communities transport their biosolids to external facilities (Town of Canmore, 2015h). Canmore and Banff are currently developing an agreement that will see Canmore's biosolids transported to Banff for composting. More information on Banff's composting process is available at: <https://www.banff.ca/index.aspx?NID=858>

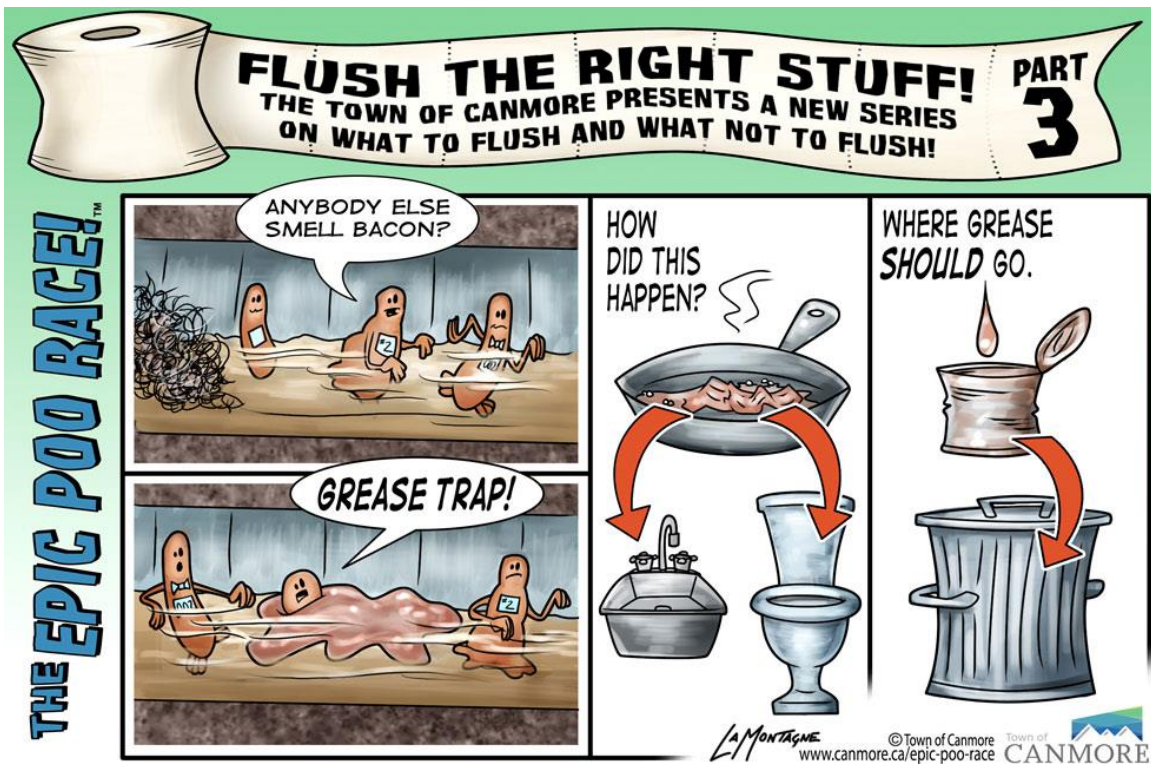
Wastewater Characteristics	2009	2010	2011	2012	2013	2014	Effluent Approval Limit
Total Suspended Solids (TSS) (mg/L)	5.0	5.5	6.7	6.5	7.9	7.6	< 20
Biological Oxygen Demand (BOD ₅) (mg/L)	7.0	7.0	9.0	10.0	11.0	11.0	< 20
Total Phosphorus (mg/L)	0.4	0.4	0.5	0.5	0.5	0.5	< 1.0
Total Ammonia Nitrogen (mg/L)	1.4	2.8	4.1	3.7	4.4	4.4 3.4	<10 (Oct-June) < 5.0 (July-Sept)
Biosolids Produced (Tonnes)	3,162	2,793	3,011	2,990	3,101	3,046	n/a

Source: Town of Canmore, 2015h

- While there are occasional exceedances and contraventions, the average annual effluent characteristics have generally been well below the approval limits set by Alberta Environment (Town of Canmore, 2015h). EPCOR conducts approximately 6,000 waste water tests a year relating to 10 parameters (EPCOR, 2014).

Community Initiatives:

- A new program of monitoring water quality parameters above and below WWTP effluent discharge point began in 2013. This sampling will be repeated in 2016 after the next major WWTP upgrade in 2015. This will help quantify Canmore’s impact on the health of the Bow River.
- Continued upgrades at the WWTP, including a new solids handling program will hopefully result in continuous improvement of the effluent characteristics.
- To better educate the public on the challenges of waste water management, the Town of Canmore created the humorous Epic Poo Race education campaign. “Flush The Right Stuff” encourages residents to be mindful of what they flush down their toilets due to the difficulties many substances and items can create for the WWTP system. See the full series of cartoons at: <http://www.canmore.ca/Epic-Poo-Race/>







Interpretations:

- Although there are occasional issues and exceedances, 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, and the new monitoring program (above and below

the effluent discharge) will help better quantify the impact of Canmore's wastewater on the health of the Bow River.

2. Leakage into the system, 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.

5. Resource Conservation and Waste Management

Strategic Plan Linkages:	Trend	
Environment #8. Canmore is a municipal leader in environmental Stewardship	Total Solid Waste Land Filled	
	Residential and ICI Wastes Sent to Calgary Area Landfills	
	C&D Wastes Land Filled at Francis Cooke Landfill and Resource Recovery Centre	
	Total Waste Diversion Rate	

The 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 streams⁸:

- 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 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 Landfill	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)			

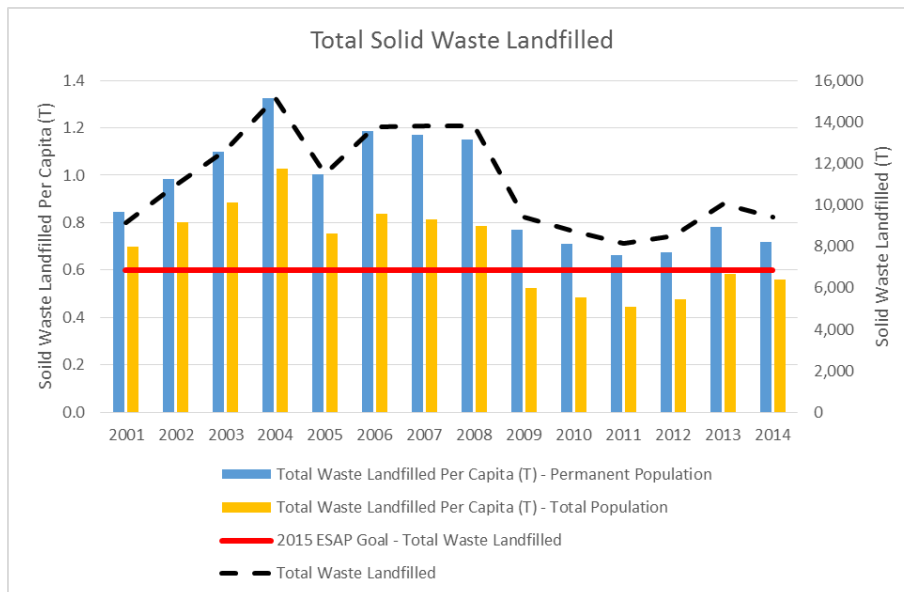
Source: (Town of Canmore, 2010a)

⁸ Alberta Environment defines 3 classes of waste streams for landfills: Class I, or hazardous waste landfill, Class II, or non-hazardous waste landfill, and Class III, or inert waste landfill

Observations:

Total Solid Waste Land Filled

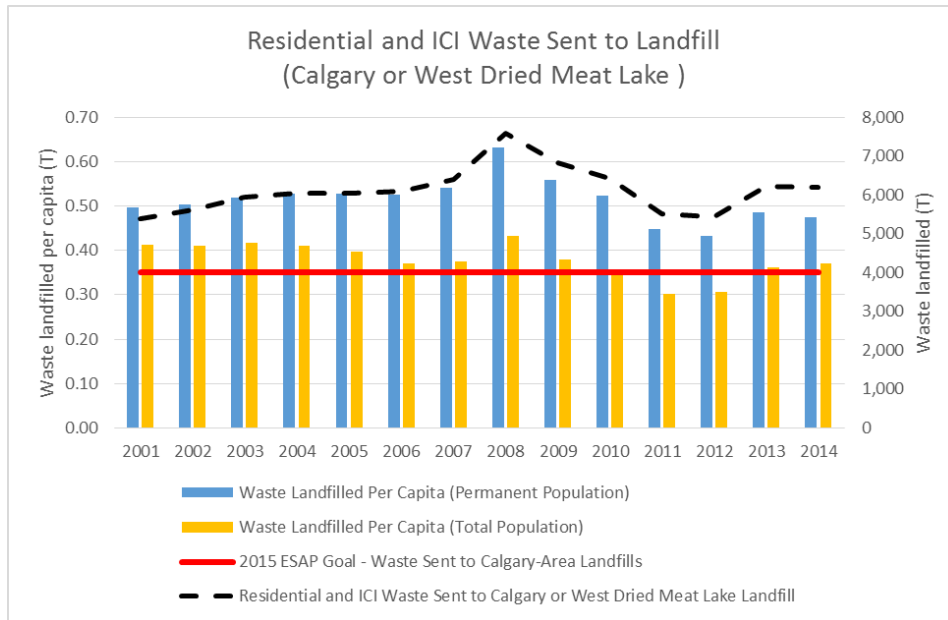
1. The 2015 ESAP goal of reducing total solid waste landfilled to 0.60 T per person per year (on a per capita basis total population) was achieved in 2009. Total solid waste landfilled increased somewhat in 2013 and 2014, possibly due to debris and damage from the 2013 floods. In 2014, the total waste land filled per capita (total population) was 0.56 T (Town of Canmore, 2015h). *Note: due to significant changes in the 2014 census count of semi-permanent resident and total residents multi-year comparisons of the per capita figures for total population should be treated with caution.*



Source: (Town of Canmore, 2015h)

Residential and ICI Waste Sent to Landfill

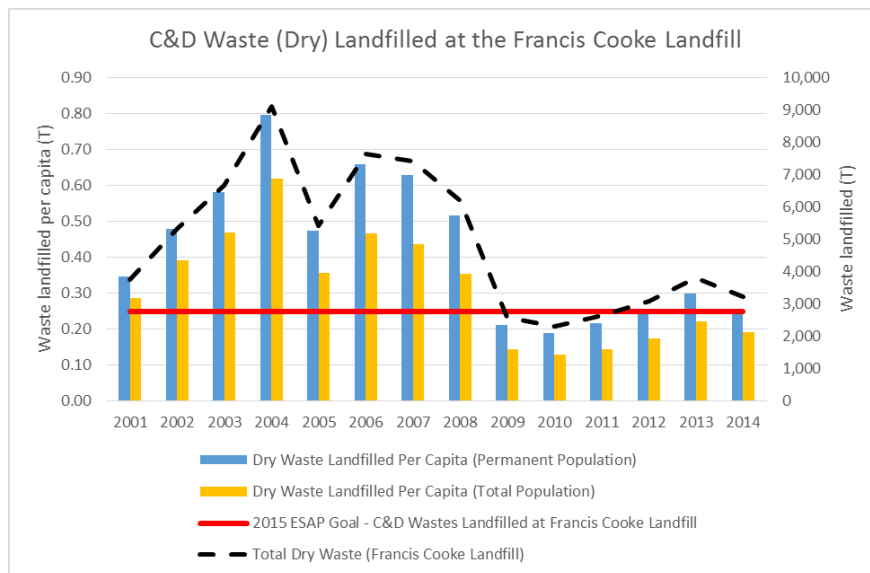
2. This waste stream is largely composed of residential and pedestrian waste collected from the bear bins, and commercial (e.g. restaurant) waste collected from businesses. This includes residential waste collected by the Town of Canmore and commercial waste collected by private contractors. Currently, this waste is shipped to the West Dried Meat Lake Landfill. Prior to 2012 it was sent to Calgary area landfills. As with the total waste landfilled, there was a spike in tonnage for 2013 through 2014. This is likely due to the aftermath of the 2013 floods. The 2015 ESAP goal is 0.35 T of waste landfilled per capita (total population). In 2014, there was 0.47 T of waste per capita (total population) sent to the landfill (Town of Canmore, 2015h). *Note: due to significant changes in the 2014 census count of semi-permanent resident and total residents multi-year comparisons of the per capita figures for total population should be treated with caution.*



Source: (Town of Canmore, 2015h)

C&D Waste Land Filled at Francis Cooke Landfill

3. The quantity of Construction and Demolition (C&D) waste landfilled at the Francis Cooke Class III Landfill and Resource Recovery Center is highly variable, fluctuating with the level of building and/or demolition underway in the town of Canmore. Note: this waste stream also includes materials such as scrub & brush, and the municipal large item clean-up.



Source: (Town of Canmore, 2015h)

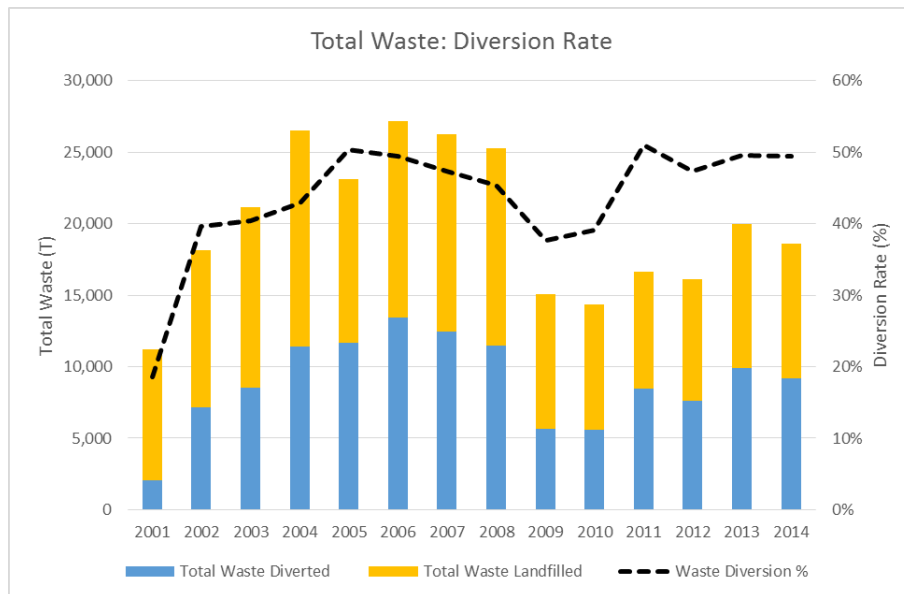
4. The quantity of C&D waste landfilled at the Francis Cooke Landfill dropped off sharply in 2008-2009, closely mirroring the drop in construction activity in Canmore. The 2013 Alberta floods and increased construction activity resulted in an increased quantity of

debris (clean up, demolition, renovation, etc.) in 2013 and 2014. In 2014 the quantity of waste landfilled per capita (total population) was 0.19 T, below the 2015 ESAP goal of 0.25 T per capita (Town of Canmore, 2015h). *Note: due to significant changes in the 2014 census count of semi-permanent resident and total residents multi-year comparisons of the per capita figures for total population should be treated with caution.*

5. In 2014, 66.1% of Canmore’s C&D dry waste was diverted from landfill through recycling initiatives offered at the Francis Cooke Landfill and Resource Recovery Centre (Town of Canmore, 2015h).

Overall Waste Generation and Diversion

6. In 2001, only 18.6% of Canmore’s total waste stream was diverted from the landfill. With increased recycling and diversion efforts this proportion quickly increased to 50.4% in 2005. In 2009, there was a sudden change in the total quantity of waste and the diversion rate due to the rapid drop in C&D waste which had, in some years, accounted for half or more of Canmore’s total waste stream. The total diversion rate increased from 37.6% in 2009 to 49.4% in 2014 (Town of Canmore, 2015h).



Source: (Town of Canmore, 2015h)

Community Initiatives:

1. The Town of Canmore adopted a Towards Zero Waste Events Policy in 2010. The policy requires that designated special events prepare a plan to divert a minimum of 70% of the waste generated at the event and document the level of success achieved (Town of Canmore, 2010b).

2. Special events in Canmore often use the Bow Valley Waste Management Commission's Toward Zero Waste (TZW) service. In 2013, 13 Canmore events used this service and 8 events used the service in 2014. There were fewer



Bow Valley Waste
MANAGEMENT COMMISSION

participating events in 2014 as a goal of the program is to help events become self-sufficient with their waste programs (using equipment provided by BVWaste). Overall the participating events diverted 5.1 (2013) and 7.1 (2014) tonnes of waste from disposal in landfill for a total of 12.2 tonnes. TZW program's overall average diversion rate was 86% in 2014 (BVWMC, 2015). In 2014, BVWaste received a SHIFT Sustainability Award in Jackson Hole, WY for the implementation of the TZW program.

3. The Towns of Canmore and Banff hosted the 2014 Alberta Winter Games. BVWaste's Toward Zero Waste (TZW) program and Canmore's Toward Zero Waste Policy were important elements in this effort. A diversion rate of 82% (2.9 T diverted) was achieved through the Games' TZW effort. More details are available in the final report published by the Games' Sustainability Advisory Committee (Alberta Winter Games Environmental Sustainability Advisory Committee, 2014)



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

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

5. The 'Beyond Curbside Recycling Program' (Enhanced Recycling) makes recycling easier by reducing the number of collection streams from six to three and by making the collection methods as 'close to curbside' as possible. As of 2014, there are 82 newly installed tri-stream collection containers. The program has increased diversion rates but requires additional collection and management by Town staff (Town of Canmore, 2015h).






Interpretation:

1. The total quantity of waste materials generated is strongly affected by the quantity of C&D waste. Any increase or decrease in construction or demolition in the town changes the rate of waste generation and could overshadow small changes in residential waste and recycling. In 2008 and 2009, the slowdown in construction significantly decreased the total quantity of waste, while the floods of 2013 resulted in increased disposal of debris and new construction and renovation waste.
2. 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. It is hoped that the new Beyond Curbside bins will continue to increase recycling and waste diversion.

6. Energy Use and Greenhouse Gas Emissions

Strategic Plan Linkages:	Trend	
Environment #8. Canmore is a municipal leader in environmental Stewardship	Electricity Use	
	Natural Gas Consumption	
	Total Emissions	

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 with no further increases in absolute emissions even with population growth (tonnes CO ₂ e/yr ⁹)
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)

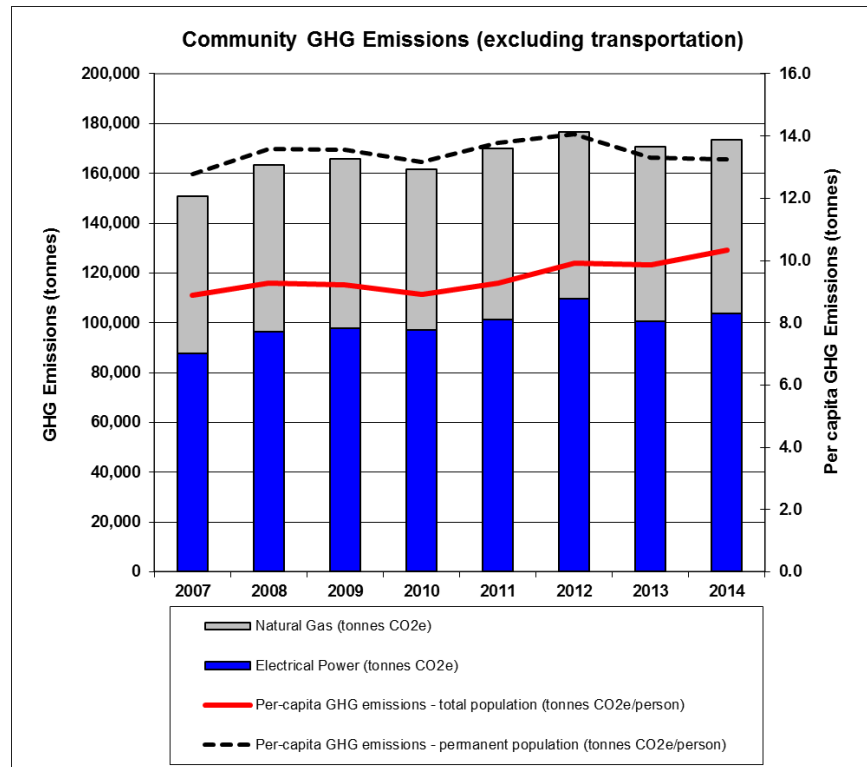
Source: (Town of Canmore, 2010a)

Observations:

1. Total GHG emissions from electricity generation and natural gas increased 7.4% from 2010 to 2014, with a total increase of 18.7% since the 2007 base year. Meeting the 2015 ESAP target requires that total community emissions are stabilized with no further increases.
2. While there are slight fluctuations on a yearly basis, emissions from electricity generation are up 5.8% in the past 5 years, while emissions from natural gas are up slightly at 3.1% (Town of Canmore, 2015h; Fortis Alberta, 2015; Atco Gas, 2015). *Note: due to significant changes in the 2014 census count of semi-permanent resident and total residents multi-year comparisons of the per capita figures for total population should be treated with caution.*
3. Some residents and businesses in the community have chosen ‘green energy’ to offset their conventional energy use. While accounting for only 0.5% of the total electricity supplied to the community, Bow Valley Power and Bullfrog power supplied enough green electricity to reduce emissions by 360 T in 2012. Bullfrog power also supplies ‘green natural gas’ which led to an additional 50 T of emissions reductions (Bow Valley Power, 2013; Bullfrog Power, 2013).

⁹ CO₂e refers to the equivalent amount of CO₂ produced and emitted.

- Based on the high levels of estimated emissions from occasionally occupied second homes in Aspen (Heede, 2007), 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 due to the high proportion of semi-permanent residents.



Source: (Town of Canmore, 2015h; Fortis Alberta, 2015; Atco Gas, 2015)

Community Initiatives:



- 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).
- The Town of Canmore has installed solar powered hot water systems at Elevation Place, the Recreation Centre, Fire Hall, Public Works, and the Civic Centre. A photovoltaic (PV) solar electric system is installed on the Canmore Senior’s Centre over the Biosphere Institute’s offices. The Town received the Solar Thermal Project of the Year Award from the Canadian Solar Industries Association for the installation at Elevation Place.
- Sustainable Action Canmore (SAC) is a joint program of the Biosphere Institute and the Town of Canmore. It includes specific actions that residents can take to move the community towards sustainability. Although many actions taken as a result of the program are not reported, and many are difficult to estimate even when reported, we are able to estimate minimum results from reported actions with impacts that are measurable. Through 2014 activities, participants in Sustainable Action Canmore reduced GHG emissions by 94 Tonnes/year, reduced energy use by 29,750 kW hrs/year, reduced waste by 13.8 Tonnes/year, and reduced water use by 279,300 L/year.

4. In part due to its work on SAC, the Biosphere Institute was awarded a 2014 SHIFT Sustainability Award, which recognized the most effective, innovative conservation and sustainability initiatives currently underway in communities in North America. SAC was featured at the SHIFT Conference in Jackson Hole, Wyoming.
5. The Town of Canmore offered a \$1,250 Solar Incentive Program for residents installing solar systems on their homes. A total of 16 people applied for the 8 grants which were available. More information on the program is available at: <http://www.canmore.ca/Courses-and-Programs/Incentive-Programs/Residential-Solar-Incentive.html>

Interpretation:

1. This GHG emissions summary only includes direct emissions from natural gas consumption and electricity generation. Fuel consumption statistics on the community level to calculate transportation impacts are not available. 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. 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 that may not be relevant for Canmore).
2. There are also a number of other direct and indirect sources of GHG emissions, including landfills, manufacturing, food production etc. that are not included in this indicator. 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.
3. The ESAP goal of stabilizing total community emissions by 2015 is a challenging target. Based on recent trends, total emissions from electricity generation and natural gas continue to rise slowly over time. Additional development, population growth and increasing tourist visitation will all push emissions higher, making meeting the targets a significant challenge.

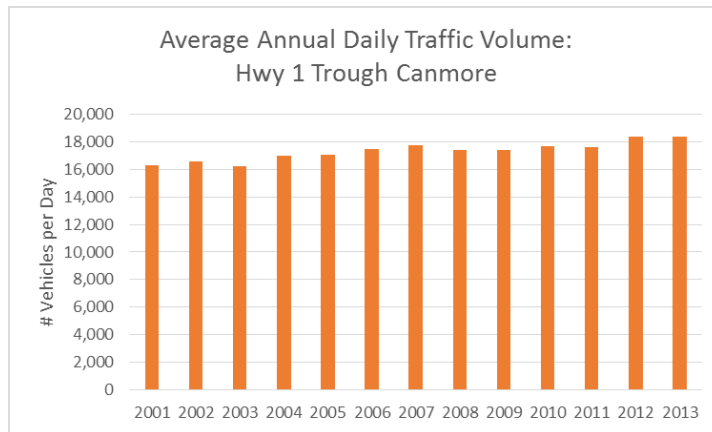
7. Transportation

Strategic Plan Linkages:	Trend	
Environment #8. Canmore is a municipal leader in environmental Stewardship	TransCanada Hwy 1 Traffic Volumes	
Place #1. Canmore has a unique sense of place	Public Transit Use	

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.

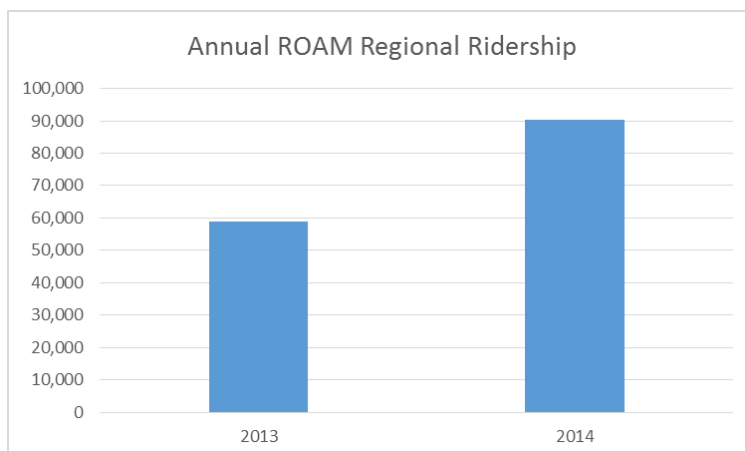
Observations:

- From 2001 to 2013, the annual average daily traffic on Highway 1 (the Trans-Canada Highway) has increased from 16,300 to 18,410 vehicles per day. In the 5 year period from 2009 to 2013, it increased by 5.7% (Alberta Transportation, 2014).



Source: (Alberta Transportation, 2014)

- Regional ROAM bus service between Banff and Canmore began in December 2012. In 2013, the first full year of operation there were 58,917 riders, which increased by 53.4% to 90,400 in 2014 (BVRTSC, 2015).



Source: (BVRTSC, 2015)

Community Initiatives:

1. The paved multi-use Rocky Mountain Legacy Trail from Banff to the Banff Park East Gate was completed in 2010. A further extension all the way to Canmore was completed in 2013. The trail has proven to be very popular with residents and visitors alike. An online eco-counter of trail use is available at: <http://legacytrail.canmore2.visio-tools.com/>
2. In 2014, the Town of Canmore made a number of additions and improvements to the pedestrian and bike friendly infrastructure that included:
 - Paving the Spur Line Trail from Railway Ave to Fairholm Drive. This will allow for winter snow clearing.
 - Two new bike shelters installed at Friendship Park and Elevation Place
 - Two more bike repair stands installed (now 4 in total)
 - Two pedestrian bridges installed at Cougar Creek as part of the post-flood remediation
3. The Town of Canmore completed an Integrated Transportation Plan (ITP) in 2014. The Plan considers the entire transportation network, including the walking and cycling network for active transportation. Town Council accepted the ITP for planning purposes in January 2015 (with amendments). The ITP envisions Canmore as Alberta's premier walking and cycling community with a goal of 30% sustainable commuting modes by 2020 (Town of Canmore, 2014).
4. The Town of Canmore also launched the Bike Canmore (<http://bikecanmore.ca/>) website in 2014. Bike Canmore creates awareness about cycling in Canmore and aims to promote Canmore as the most bicycle friendly town in Alberta. The website features information about riding in Canmore, maps & guides, recent news and a list of the bike friendly amenities in town (Town of Canmore, 2014d).



Interpretation:

1. Motorized vehicle use (both highway and in-town) is a major contributor to GHG emissions and air pollution in Canmore. Public bus service between Canmore and Banff reduces the need to rely on private vehicles, which is a net environmental and air quality gain. It is also a significant social and economic linkage between the two communities as it facilitates commuter traffic and inter-community travel for those who do not have their own vehicle.
2. Over 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.

Roam

8. Wildlife Movement Corridors and Habitat Patches

Strategic Plan Linkages:	Trend	
<p>Environment #8. Canmore is a municipal leader in environmental Stewardship</p>	<p>Wildlife Corridors and Land Use</p>	<p>Stewart Creek Conservation Easement signed. Other land use and corridor decisions pending outcome of Smith Creek planning process.</p>
<p>Environment #9. Canmore’s natural environment remains viable for wildlife while providing opportunity for human enjoyment.</p>		<p>Wildlife Crossing Structure Use</p>

Introduction:

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.

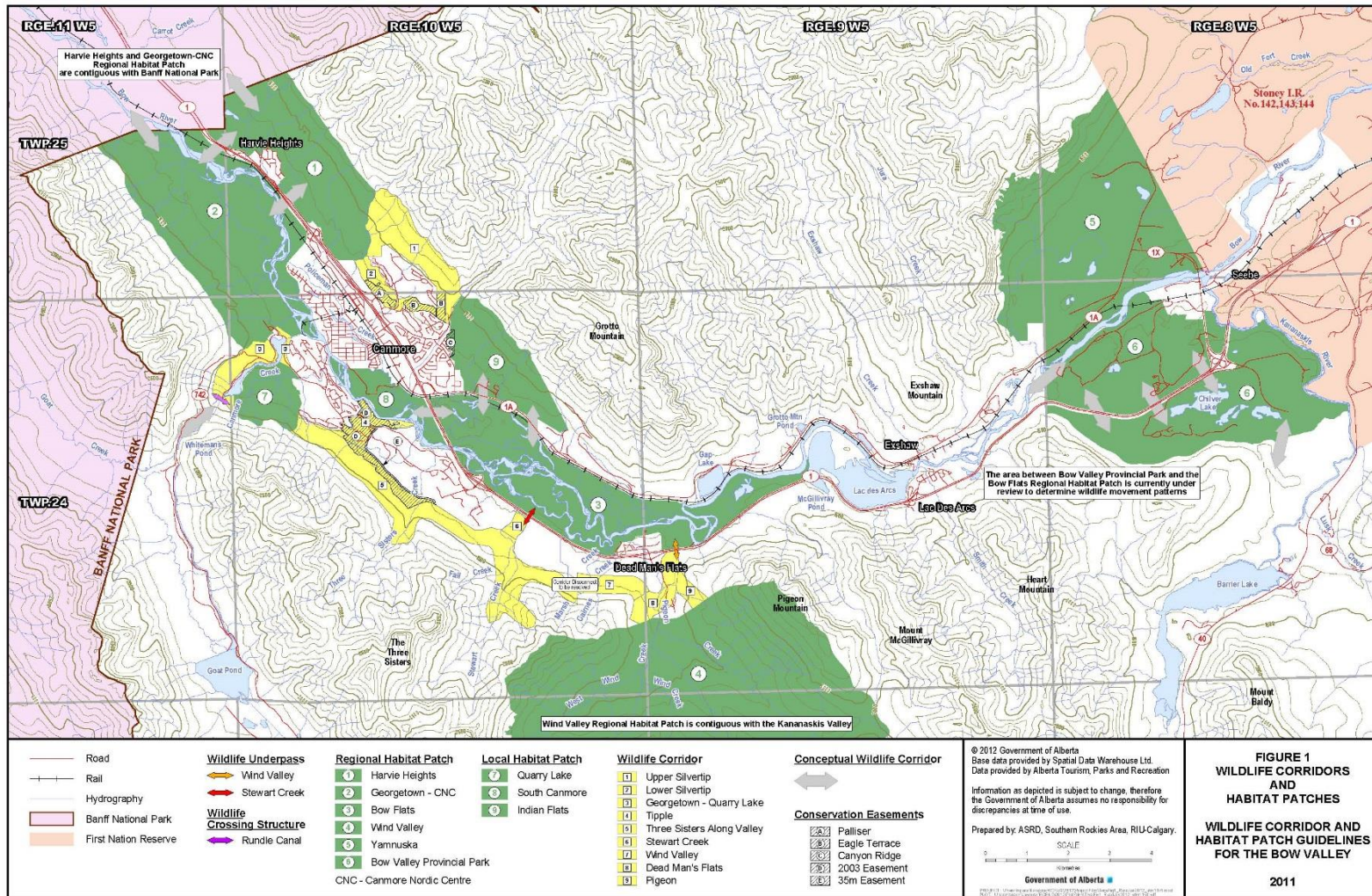
Threshold:

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.

(ASRD, 2008)

Wildlife Corridors and Habitat Patches in the Bow Valley



Source: (BCEAG, 2012)

Observations:

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. 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). These guidelines were reviewed and updated using the latest available science and may be found in the 2012 document: *Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley (Updated 2012)* (BCEAG, 2012). Additionally, the BCEAG guidelines were assessed, discussed and reviewed during the previous iteration of TSMV land use planning. Although the BCEAG guidelines do not specifically apply to TSMV lands, the science behind the guidelines was examined and discussed as part of the previous Three Sisters Land ASP process by both Golder & Associates (prepared for the developer by Golder & Associates, 2012 & 2013) and MSES (prepared for the Town of Canmore by MSES, 2013). Note: as of 2015 a new planning process is underway for TSMV (see below).
2. In 2009, Three Sister's Mountain Village (TSMV) went into receivership. Under the stewardship of the receiver (PriceWaterHouseCoopers – PWC) an Area Structure Plan (ASP) was brought to Council in 2013. The ASP was withdrawn prior to the public hearing and 1st reading. The Three Sisters Lands were then subsequently purchased from the receiver in 2013 and a new planning process has begun on those lands (Smith Creek Planning, 2015). Additional information on the past planning process and a timeline of events is available from the Town of Canmore: <http://canmore.ca/Service-Areas/Planning-Development/Planning-for-Three-Sisters-Lands.html>.
3. The new ownership group has engaged with the Town of Canmore in the Smith Creek Planning Process. Background materials and a timeline of recent events is available from: <http://smithcreekcanmore.ca/>. As of July 2015, a Community Advisory Group (CAG) has been formed which will focus on a collaborative planning process for these lands over the next year. It is expected that this planning process, if the outcomes are approved, will resolve any disconnects and finalize the wildlife corridor layout in TSMV. As this new planning process is in the early stages, there are no outcomes or land use decisions available at this time.
4. In April 2015, the agreement for the Stewart Creek Conservation Easement was signed by the Government of Alberta and TSMV (the 3rd easement in the Three Sisters area). The 95.9 ha easement had been proposed and planned for more than a decade. The majority of the easement lies in the Along Valley Wildlife Corridor near Stewart Creek Golf Course. Under the terms of the easement, no additional development or recreational activity is permitted.
5. The 2013 floods caused considerable property damage in Canmore. As a result, all creeks are being examined as part of the Mountain Creeks Hazard Study. The results of these studies may lead to the development of mitigations, some of which may have impacts on corridor function (e.g. the proposed dam in Cougar Creek) and in the future land use zoning. Additionally, developable land may change due to identified flood hazard risks.

Human Use Trails and Wildlife Corridors

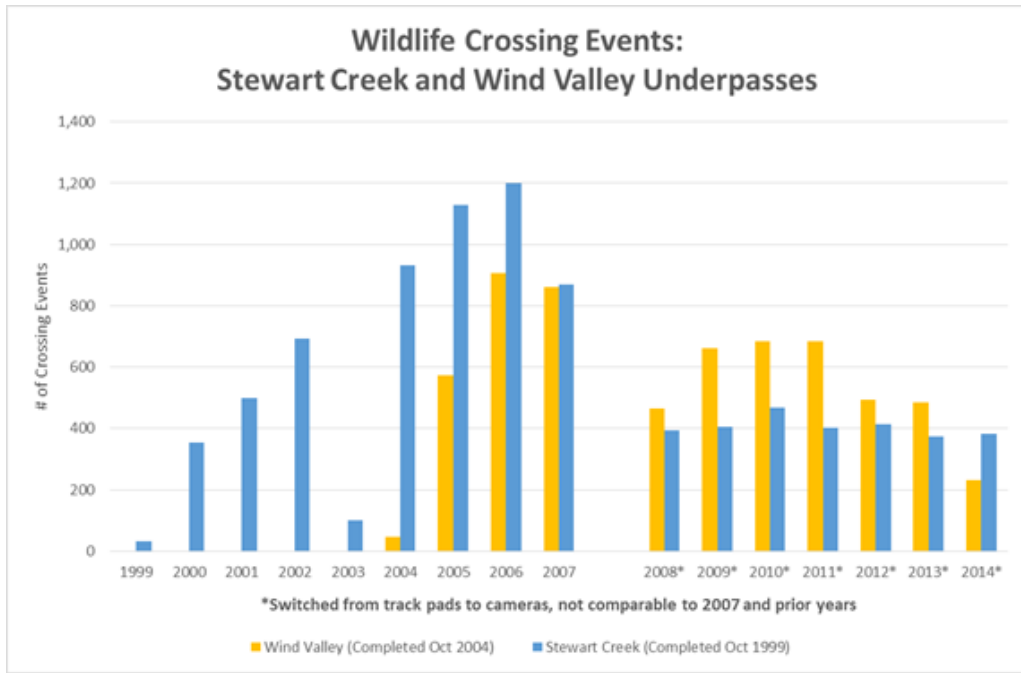
6. The management and designation of trails in the Bow Valley have been guided by the BCEAG guidelines (BCEAG, 1999, 1999a&b, 2001) and the subsequent recommendations of the Recreational Opportunities Working Group (ROWG) (BCEAG, 2002a&b). As a continuation of the ROWG process, a Trails Advisory Group (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 as well as other key stakeholders. Additionally, the Kananaskis Trails Committee (an internal government committee), provides trail planning and stewardship recommendations within the Kananaskis Region.
7. In addition to a review and revision of the BCEAG Guidelines (BCEAG, 2012), a series of recommendations were drafted for the management of recreational use in the South Canmore Local Habitat Patch and the West Palliser area. The study recommended closing a number of non-designated trails and creating new trail alignments to create less disturbance for wildlife in these areas (TERA Environmental Consultants, 2012).
8. The Open Space and Trails Plan (OSTP) approved by Council for planning purposes in June 2015. The Plan is focused on working towards a well-connected trails and open space network. Additional input was gathered via the Human Use Management Review (HUMR) and Integrated Transportation Plan (ITP) engagement processes (Town of Canmore, 2015a).
9. The Human Use Management Review (HUMR) stakeholder group was established in the spring of 2014. With over 25 representatives, the group met for a series of four meetings through 2014 & 2015 to review the past 15 years of planning, management and research. Additional meetings with community members, user groups, and two open houses, and an online survey gathered feedback from 525 respondents. The guiding principle of the HUMR group was that “Trails in the Bow Valley are properly located, maintained, provide high quality recreational opportunities and offer a great user experience.” In March 2015, Council accepted the recommendations and implementation plan from the HUMR for planning purposes (Town of Canmore, 2015b).

Research and Monitoring

Wildlife Crossing Structure Monitoring

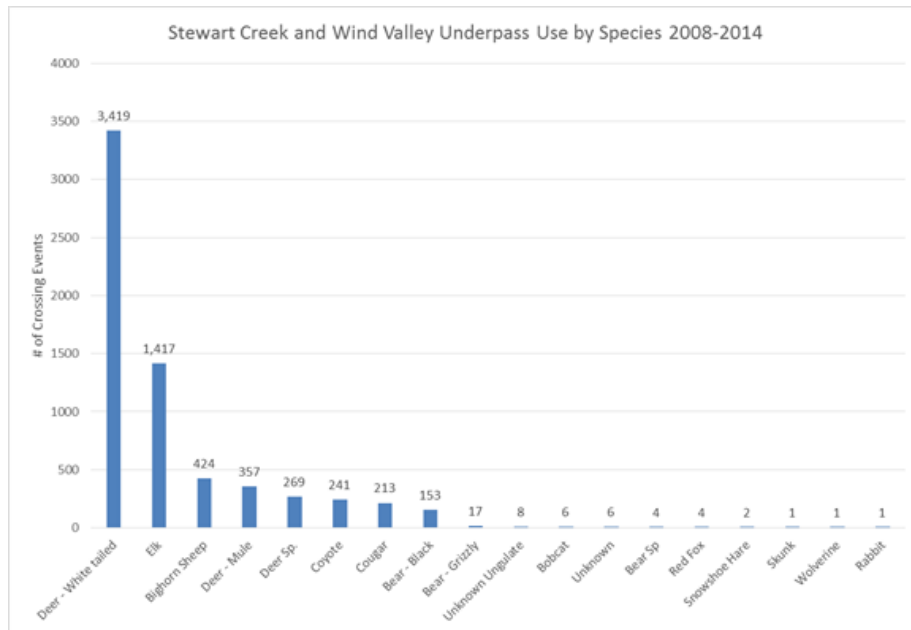
1. To help maintain wildlife movement and connectivity across the fenced section of the Trans-Canada Highway, wildlife underpasses were constructed at Stewart Creek (October, 1999) and Dead Man's Flats (October, 2004). From 2000 to 2007, wildlife use of the underpasses was surveyed using sand track pads 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 included for information only, and is not directly comparable to the 2008-2014 data.



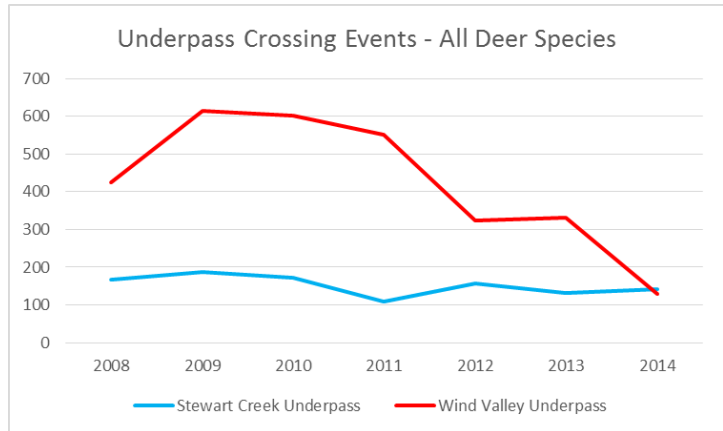
Source: (Alberta Tourism Parks and Recreation, 2015)

- Since 2008, there have been 6,543 recorded crossing events by wildlife, predominantly by elk and deer (84% of all crossings – the most common ungulates in the Bow Valley) but they are also used with some regularity by large carnivores. Since 2008, there have been 213 cougar, 153 black bear, 17 grizzly bear, 6 bobcat and 1 wolverine crossing events recorded.



Source: (Alberta Tourism Parks and Recreation, 2015)

3. The total number of crossing events at the Wind Valley Underpass dropped by 66.2% from 2010 to 2014. At the Stewart Creek Underpass the total number of recorded crossings dropped by 18.9% during the same period. Overall, wildlife use of the two crossing structures decreased by 46.6% over this five year period.
4. The decrease in total crossing events at the Wind Valley Underpass is primarily related to a rapid drop in the number of deer crossing the underpass (from 602 in 2010 to 129 in 2014). At this point in time, it is not certain if this relates specifically to deer use of the underpass, or if it is affected by regional population numbers. It is also unknown what current and future impacts the new development at Dead Man's Flats may have on the functionality of the underpass and corridor (Alberta Tourism Parks and Recreation, 2015).



Source: (Alberta Tourism Parks and Recreation, 2015)

Species-Specific Monitoring

5. Between 2008 and 2012 the Government of Alberta (ATPR) in conjunction with the University of Calgary monitored movement and habitat use by 21 collared mature female elk resident to the Bow Valley. Collared elk were from herds resident around the Town of Canmore and in the eastern Bow Valley. Key findings include:
 - The collared animals did not exhibit any seasonal migratory behaviour between sites or between herds.
 - Elk in the Town of Canmore were shown to select for human-modified landscapes on the edge of the municipal core, while avoiding areas of rugged topography and high recreational use (e.g. off-leash dog parks). The elk also showed a preference for areas with high-quality foraging potential (e.g. parks and golf courses). There was a lack of overlap between the designated corridor/habitat patch boundaries and the identified home range of the herd.
 - Mortality in the Canmore herd was low, as the town offers a refuge from predation. Mortality in the 'rural' herd was higher, with three collared elk lost to predation by cougars or wolves, and three collared elk killed on the highway between Deadman's Flats and Bow Valley Provincial Park. The loss of elk on the highway highlights the need for wildlife fencing, crossing structures, and speed control (Edwards, 2013a & Edwards, 2013b).

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. The Trails Advisory Group (TAG) and Kananaskis Trails Advisory Group (KTAG).

2. The Town of Canmore undertook both an Open Space and Trails Plan (OTSP) and a Human Use Management Review (HUMR). Both of these reports contain complimentary recommendations for the appropriate design of trails and open spaces, education, and human use management for environmentally sensitive areas (Town of Canmore 2015a & 2015b).




Interpretation:

1. 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. Continued collaboration between the Town of Canmore, Government of Alberta, and community stakeholders is important to ensure the development of an appropriate trail network that meets the needs of recreationalists while minimizing impacts on wildlife.
2. During the receivership of TSMV, there was a considerable degree of uncertainty regarding the future of those lands and the associated wildlife corridors. With new ownership and new planning processes underway it is expected that significant decisions regarding land use and wildlife corridors will be made over the next several years. Careful planning of development and management of 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 or linear trail density cause disturbance for various species. Continued mapping and monitoring of the trail networks will be important to help better understand the effects of human disturbance on the local wildlife populations.
2. With the purchase of TSMV and the possibility of new development approvals, it will be important to monitor and track changes in land use and corridors. In 2010 and earlier editions of the Canmore Community Monitoring Report an indicator *Quantitative Land Use* was included. In future editions of this report it would be a valuable exercise to include an updated version of this indicator.

9. Human/Wildlife Conflict

Strategic Plan Linkages:	Trend	
<p>Environment #8. Canmore is a municipal leader in environmental Stewardship</p> <p>Environment #9. Canmore’s natural environment remains viable for wildlife while providing opportunity for human enjoyment</p> <p>Service #4. Canmore is a safe community</p>	Bears	No new information available
	Bear Deaths/ Management Removals	
	Cougars	
	Coyotes	
	Ungulates	No measurable trend

Introduction:

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.

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 C: Human-Wildlife Conflict Level Descriptions.

For the purposes of this report, conflicts have been grouped into three categories of severity: ‘Low-Moderate’, ‘High-Very High’ and ‘Extreme’. While all conflict occurrences are of potential concern, the ‘High-Very High’ category largely involves occurrences in and around developed areas, while the ‘Extreme’ category results in human injury or death. Due to the low number of ‘extreme’ conflicts, these are represented by a number in the following graphs rather than as a bar.

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.

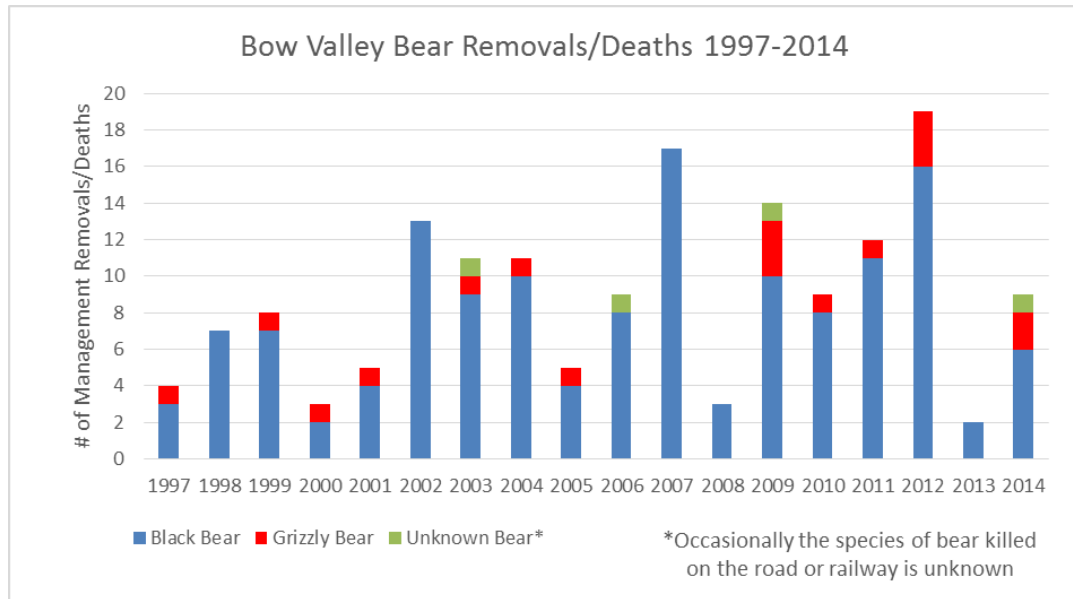
Observations:

Bears – Human Conflict

1. As of August 2015 no new information is available for bears and human conflict in the Canmore area. Please refer to the 2012 Canmore Community Monitoring Report for the latest published information on this topic.

Bears – Deaths and Management Removals

2. When other management options fail and a bear is deemed a threat to public safety it may be translocated or euthanized. Either option results in the removal of the individual from the local ecosystem, and the translocation of bears typically has mixed results and a low success rate. From 1997 to 2014, 12 grizzlies were translocated and one was euthanized. During the same time period, 53 black bears were translocated and 18 were euthanized (Alberta Environment and Parks, 2015a). There is no clear trend regarding the number of bear removals, or any clear correlation or linkage between the number or severity of conflict occurrences and the number of removals.
3. From 1997-2014, there were a reported 53 black bears killed in this region on the road and another 16 on the railway. An additional two grizzly bears were killed on the road and two on the railway (Alberta Environment and Parks, 2015a).

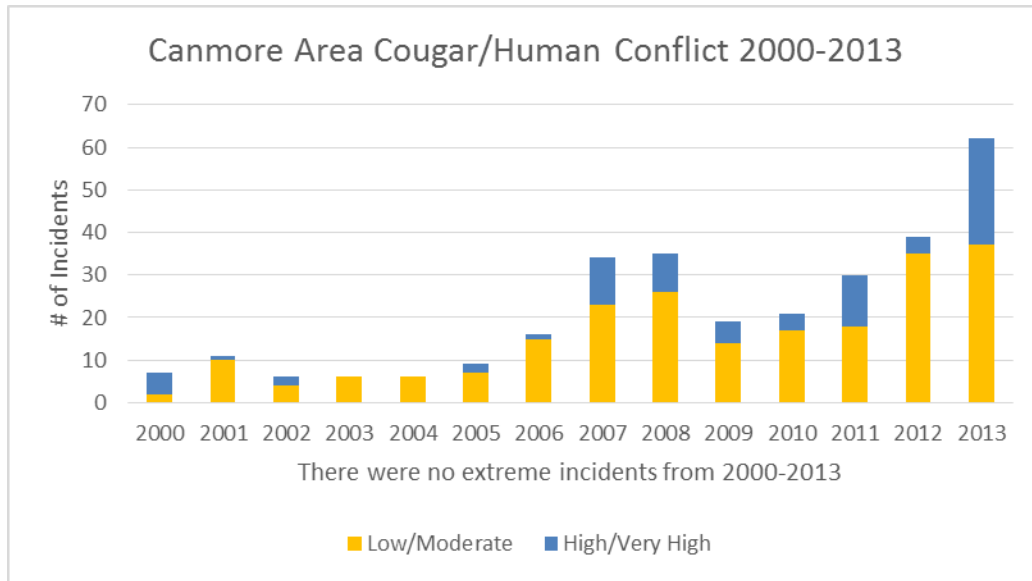


Source: (Alberta Environment and Parks, 2015a)

4. 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. From 1997 to 2014 there were a total of 140 black bear and 17 grizzly bear translocations and human-caused mortalities. The annual total can fluctuate significantly, ranging between 2 and 19 bears per year. The

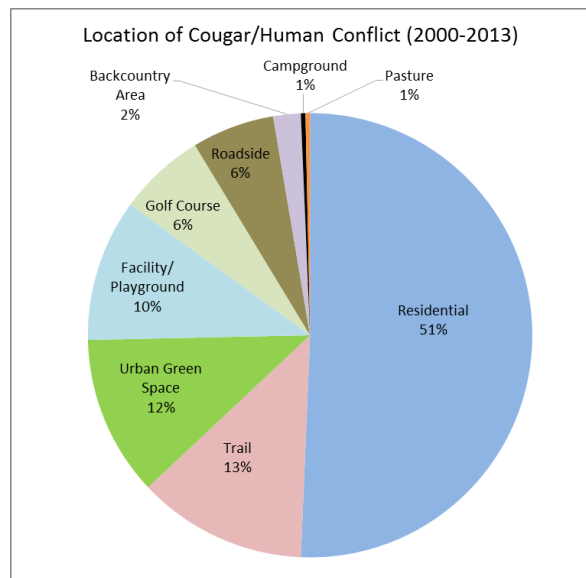
combination of transportation corridors (roads and railway) and management actions (relocation or destruction of bears following conflict with humans) result in a significant level of mortality in the local bear population. Therefore, there can be great difficulty in maintaining a representative radio-collared sample of bears in the valley to monitor their movement patterns (Alberta Environment and Parks, 2015a).

Cougars – Human Conflict



Source: (Alberta Environment and Parks, 2015a)

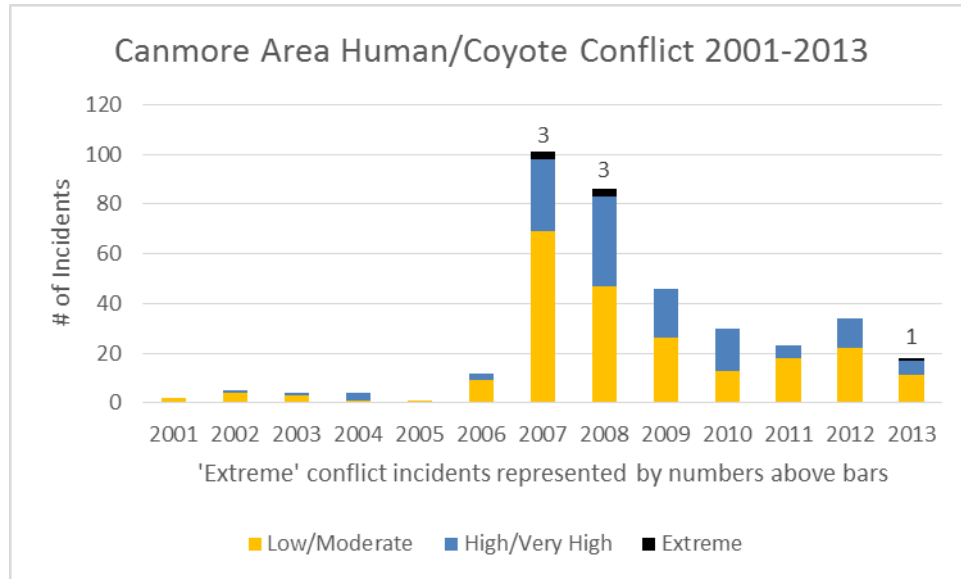
- From 1998 to 2011 there were a total of 301 reported occurrences of human conflict with cougars in the Canmore area. From 2000 to 2005 there were an average of 7.5 reported occurrences per year. The number of reported occurrences after 2006 has been much higher, ranging from 16 in 2006 to 39 in 2012. Reported occurrences reached an all-time high of 62 in 2013 (Alberta Environment and Parks, 2015a).
- The majority of all reported conflicts are classed as Low (65%) or Moderate (8%). Fortunately, none of the human-cougar conflict occurrences from 2000-2013 involved human injury or death.
- In 2007/8 the 'High & Very High' occurrences are primarily related to cougars with wildlife carcasses in developed areas (ASRD, 2010). In 2013, some of the additional high conflict incidents relate to two cougars (female with young) that were hunting dogs in the Silvertip area.



Source: (Alberta Environment and Parks, 2015a)

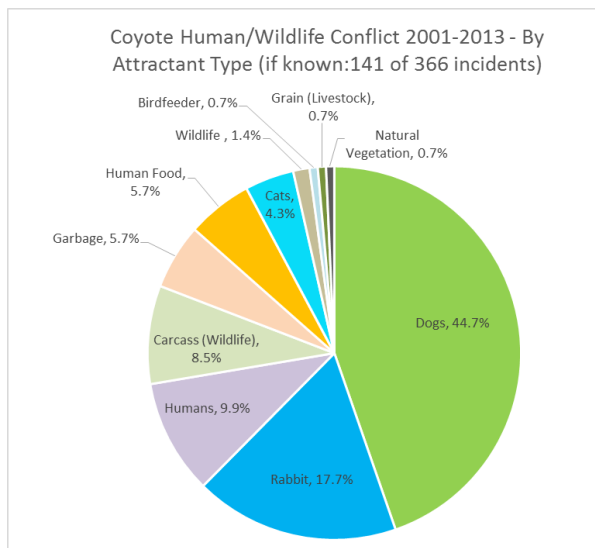
8. Reported cougar incidents from 2000-2013 in the Canmore area are most frequently from residential areas (51%) followed by trails (13%) and urban green spaces (12%) (Alberta Environment and Parks, 2015a).

Coyotes – Human Conflict



Source: (Alberta Environment and Parks, 2015a)

9. Historically, there were few, if any, reported conflict incidents with coyotes. The first recorded occurrences in the database appear in 2001. The ‘High-Very High’ incidents are primarily related to coyotes approaching people (closing distance with no contact) and/or attacking pets, while the ‘Extreme’ incidents involve human contact (including injury or death). From 2001 to 2013 there were a total of 366 incidents reported (of all kinds). In 2007 and 2008 there was a sharp jump in the number of reported conflict incidents, including three



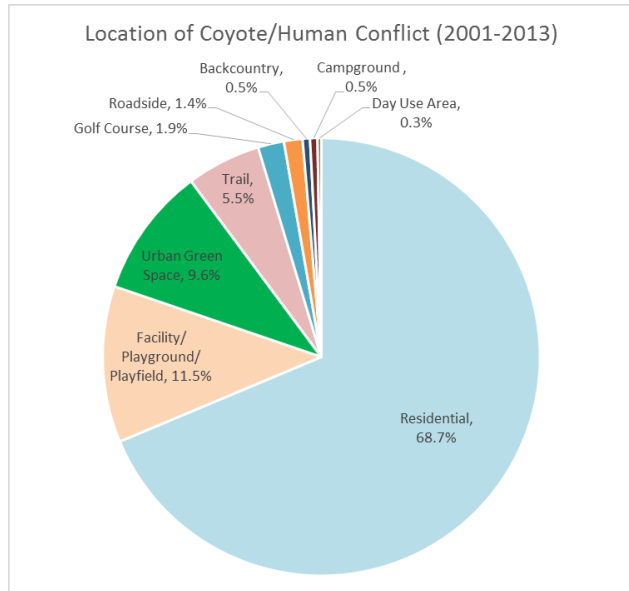
Source: (Alberta Environment and Parks, 2015a)

‘Extreme’ incidents in each year where there was aggressive contact by coyotes (fortunately there were no serious injuries). When there are serious incidents such as this, wildlife officers cull coyotes in and around the townsite to reduce the risk of further conflict. The number of incidents dropped off in 2009 with some annual fluctuations through to 2013. In 2013, there was one Extreme incident. There have been no serious injuries or deaths from coyote attacks in Canmore (Alberta Environment and Parks, 2015a).

10. In nearly 60% of the reported conflict incidents, the primary attractant (if any) for the coyotes is unknown. Of

identified attractants, dogs (44.7%) were the most frequent, followed by rabbits (17.7%) and humans (9.9%). It is important to note that this reflects reported incidents with an identified attractant. Many other low/moderate conflict occurrences probably go unreported, and the primary attractants for the coyotes in that area may not always be known at the time of the incident (Alberta Environment and Parks, 2015a).

11. The majority (68.7%) of these reported conflict incidents in the Canmore area occurred in residential areas, followed by playgrounds/playing fields (11.5%) and urban green space (9.6%). This highlights coyote/human conflict as an urban problem in Canmore as it is primarily focused on highly populated and developed areas, not the forested 'backcountry' areas and trails adjacent to the community (Alberta Environment and Parks, 2015a).



Source: (Alberta Environment and Parks, 2015a)

Ungulates – Human Conflict

12. Elk are a growing concern as they continue to utilize golf courses, playing fields, school yards, and other green spaces in the town. Every year there are reports of elk charging people within the Town of Canmore. In addition to elk posing a direct public safety concern to people, there have also been incidents where ungulates, including elk and deer, have been known to attract predators such as cougars into the town site (AESRD, 2013a).
13. 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 (AESRD, 2013a).

Community Initiatives:


1. The WildSmart program is a proactive conservation strategy that encourages efforts by communities to reduce negative human-wildlife interactions. The program was first established in 2005 by a coalition of local interest groups including businesses, environmental groups, and public, municipal and provincial government agencies. It has since evolved into a permanent program of the Biosphere Institute of the Bow Valley. WildSmart's outreach programs have included wildlife safety workshops, bear spray training, volunteer programs, community events, a speaker series, removal of buffaloberry in high conflict areas, a weekly bear activity report, and an annual "Bear Day" celebration. In the past 10 years, the program has had over 70,000 participants and continues to increase capacity and program development each year. In 2014, WildSmart's efforts were recognized with a SHIFT Sustainability Award in Jackson Hole, WY.

2. Since 2001, the Wind River Bear Institute (WRBI) has been funded by the Alberta Government as part of a bear aversive conditioning program in the Bow Valley and other parts of Kananaskis Country. The program is designed to reduce bear/human conflicts specifically targeting high priority collared grizzly bears frequenting developed areas or exhibiting a high degree of habituation to humans. Uncollared bears (both black and grizzly) are also worked with aversive conditioning techniques – all designed to modify bear behaviour and teach bears to stay away from areas of high human activity.
3. Feral rabbits (descendants of domestic pets which were released in South Canmore many years ago) have been an increasing concern in the community over the past decade. To reduce the problems associated with the rabbits, and to lower the risk of them as a wildlife attractant, the Town of Canmore developed a Feral Rabbit Management Plan and hired a contract trapper. For more information on the current status of the Plan, please visit the Town of Canmore website:
<http://www.canmore.ca/Municipal-Services/Bylaws/Feral-Rabbit-Management-Plan.html>

Interpretation:

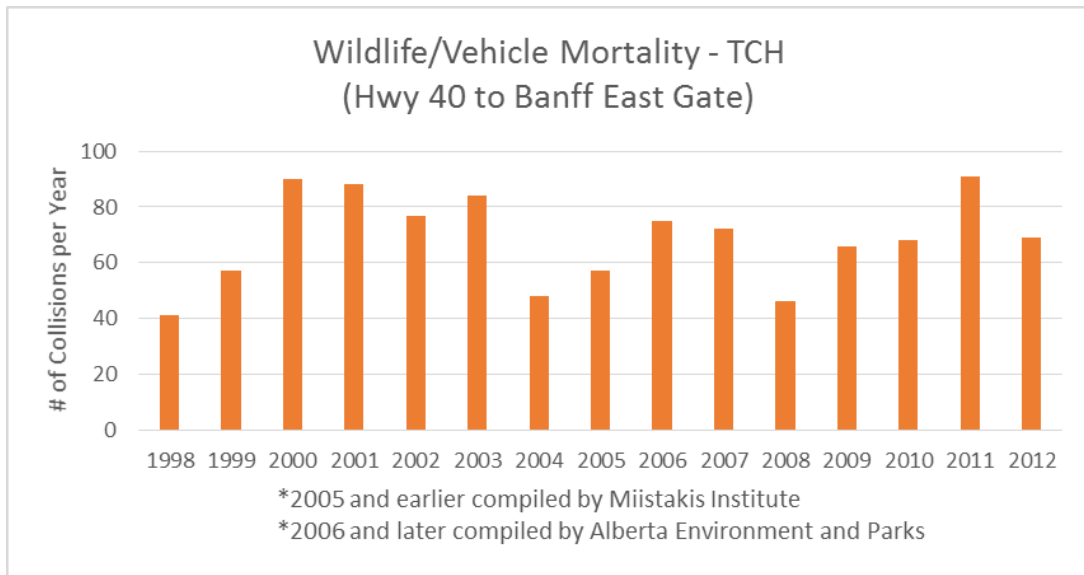
1. The increase in reported wildlife conflict likely relates, in part, to greater public awareness of human-wildlife safety issues. Educational programs such as WildSmart have increased public awareness of the issue and promoted public reporting of wildlife incidents and conflicts. The consistent tracking and management of radio-collared bears can also result in the increased recording of specific conflict occurrences.
2. The exact frequency of reporting is not known, however it is likely that more serious conflict occurrences are reported more frequently than lower severity occurrences. Therefore, lower severity human/wildlife conflicts are likely underreported and the numbers here should be treated as minimum numbers as there is likely a much higher level of occurrence (e.g. travelling through a backyard or on a deck). Higher severity conflicts are likely to be reported more frequently (e.g. chasing a pet or charging a human). The most serious conflict occurrences (extreme) have been more consistently reported and documented, as they involve direct contact, injury, or loss of human life.
3. The continued management of attractants (both natural and non-natural food sources) and avoiding human habituation of wildlife is important for both public safety and the safety of the wildlife. Unsecured garbage, bird feeders, 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 occurrences in and around the community. Tragically, there was a human fatality in 2005 resulting from a bear encounter. Fortunately, to date, there have been no human fatalities or serious injuries from coyotes or cougars.
4. 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 and removals from the ecosystem is essential to the long-term sustainability of the grizzly bear population in the Bow Valley and Kananaskis.

10. Transportation Corridors and Wildlife

Strategic Plan Linkages:	Trend	
<p>Environment #8. Canmore is a municipal leader in environmental Stewardship</p> <p>Environment #9. Canmore’s natural environment remains viable for wildlife while providing opportunity for human enjoyment</p>	# Wildlife Vehicle Collisions	

Wildlife habitat in the Bow Valley is fragmented by urban development and three major transportation routes: the Trans-Canada Highway, Highway 1A, and the Canadian Pacific Railway. All three transportation corridors are sources of wildlife mortality. Monitoring highway and railway wildlife mortality allows us to make informed decisions about any changes in speed limits, signage, fencing, and highway crossing structures needed to accommodate safe animal movement across the valley. In October 1999, the installation of highway fencing and the Stewart Creek underpass were completed. The Wind Valley (aka Deadman’s Flats) underpass was completed in October 2004 as part of the G8 Summit’s Environmental Legacy.

Observations:



Source: (Alberta Environment and Parks, 2015a and Lee, Clevenger, and Ament, 2012)

1. On the 39km stretch of Highway 1 (from the Banff Park Gate to Highway 40) a total of 1,029 animals were reported killed from wildlife/vehicle collisions (WVC) between 1998 and 2012 (with a mean of 68.6 per year). It is important to note that these are reported numbers with a confirmed animal mortality. As such they represent a minimum known number of animals killed (Alberta Environment and Parks, 2015a and Lee, Clevenger, and Ament, 2012).

2. From 2008 to 2012 there were a total of 487 WVCs. These collisions were predominantly with large ungulates such as deer (55%) and elk (26%). There were also a number of carnivores killed, including: 24 black bears (4.9%) and six cougars, two wolves, a bobcat and a lynx. Data for 2013 and 2014 is not available yet, however there was a WVC in which two grizzly bear cubs were killed near Dead Man's Flats in September 2014. The bears gained access to the highway via a portion of the fence that had been damaged in the 2013 floods (Brisbane, 2014).

Community Initiatives

1. Highway Wilding is a research and monitoring collaboration between Parks Canada, Western Transportation Institute, Wilburforce Foundation, and the Woodcock Foundation. While they are focused on wildlife and highway issues in the national parks just west of Canmore, their website contains a wealth of information and visuals highlighting the challenges for wildlife and the importance of highway mitigations. (<http://www.highwaywilding.org/index.php>). Canmore Filmmaker, Leanne Allison and Highway Wilding created a 22 minute video on the subject: (http://www.youtube.com/watch?v=mx4eJH-II_w&feature=youtu.be)


Interpretation:

1. Wildlife vehicle collisions remain a concern in this region as they pose a threat to both wildlife and humans. On average, 68 WVC occur each year on Highway 1 from the Banff Park East Gate to Highway 40. A portion of the highway is fenced, but a significant section remains unfenced. In the sections with mitigations: fencing and crossing structures are very effective and have substantially reduced wildlife vehicle collisions, however some species (e.g. cougars) are adept at climbing or jumping the fence or are small enough to pass through the wires. Continual maintenance of the fence is important to maintain its effectiveness as deadfall, damage, flooding and undercutting can create openings.
2. The crossing structures provide avenues for wildlife movement and connectivity in a fragmented landscape. The highway fencing contributes to habitat fragmentation, but improves safety for both wildlife and the driving public, thereby reducing highway related mortality for many species. Most of the collisions involve deer and elk, but bears, wolves, cougar and lynx are also killed. The lower number of carnivores killed is likely a reflection of differing population densities in the valley. Human caused mortality is a significant problem for large carnivores, which generally have low population densities and reproductive rates.

Recommendations:

1. There is a need to continue monitoring the effectiveness of highway fencing and the associated crossing structures. Improving data collection and monitoring of WVC's would reduce the historical underestimation of collisions on this section of highway. Consistent data collection would help improve our understanding of the exact nature of the problem in ecological, financial, and public safety terms.

11. Forest Health – Mountain Pine Beetle

Strategic Plan Linkages:	Trend	
<p>Environment #8. Canmore is a municipal leader in environmental Stewardship</p> <p>Environment #9. Canmore’s natural environment remains viable for wildlife while providing opportunity for human enjoyment</p>	<p>Mountain Pine Beetle Affected Trees</p>	

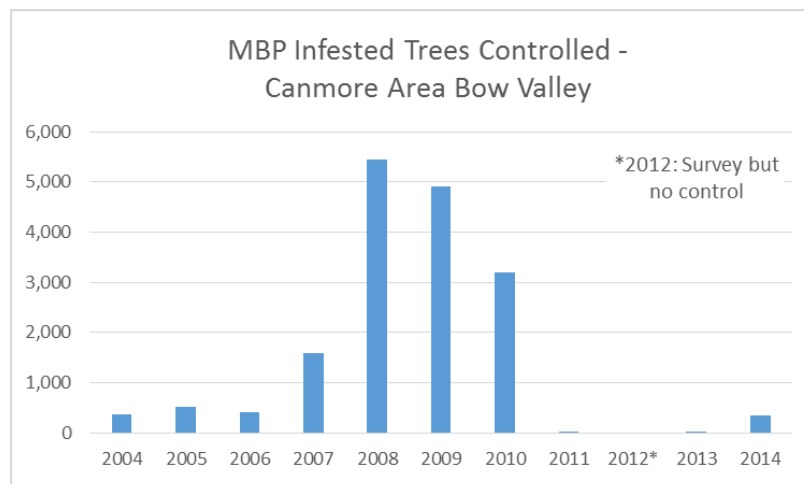
Introduction:

The health of forests around the Town of Canmore is dependent on regional conditions that influence forest susceptibility to fire, insects and disease. 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 large scale forest fires.

Observations:

Mountain Pine Beetle

1. In 2008 in the Bow Valley near Canmore, there were 5,454 mountain pine beetle infested trees that were identified and controlled. This dropped sharply to 34 by 2011. The Bow Valley was not listed as an area of concern by the province for the winter of 2011. In 2012, the Government of Alberta continued spot checks for mountain pine beetle, but no additional control work was done due to the low levels of beetle activity. In 2014, the number of controlled trees increased to 343, still significantly lower than the peak years of 2008-2010 (Alberta Environment and Parks, 2015b).



Source: (Alberta Environment and Parks, 2015b)

2. The low numbers of beetle-attacked trees in 2011 were attributed to aggressive control efforts and cold winter temperatures. However, there are still large volumes of susceptible pine trees and the potential of beetle re-infestation from British Columbia. Southwest Alberta remains a high priority for detection surveys and control work during 2014-15 (AESRD, 2014b).

Community Initiatives

1. The Town of Canmore is an active partner with the Government of Alberta and Parks Canada in managing regional mountain pine beetle populations. On municipal and other private lands in Canmore, 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 are removed using either prescribed burning or logging as the situation and conditions permit.

Interpretation:

1. Forests with long-term fire suppression are generally more susceptible to disease, insects, and 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.
2. A combination of extreme temperature fluctuations over the past few winters and consistent surveying and control actions has led to a dramatic drop in mountain pine beetle infested trees in the region. While this is a significant reduction from the peak beetle populations from 2008-2010, it has not eliminated the long term beetle concern, as the same age structure and forest health conditions still exist in the region.







People

“Canmore is a resilient and vibrant community socially, economically, and environmentally. Its strength is in its resourceful and engaged citizens, who thrive together on the strength of the community’s heritage, long-term commitment to the diversity of its people, and health of the mountain landscape.”


-Town of Canmore 2013-2015 Strategic Plan

Goals: 2013-2015 Strategic Plan	
Category	Goals
Place	1. Canmore has a unique sense of place
	2. The social, cultural, and economic health of the downtown is essential to maintaining the downtown as the heart of the community
Service	3. Canmore’s services and programs respond to the social, cultural and recreational aspirations of its residents
	4. Canmore is a safe community
	5. The Town of Canmore delivers effective and fiscally responsible services while valuing innovation
Economy	6. Canmore has a diverse economy that is resilient to change
	7. Canmore’s services and programs meet the needs of a diverse socio-economic population
Environment	8. Canmore is a municipal leader in environmental stewardship
	9. Canmore’s natural environment remains viable for wildlife while providing opportunity for human enjoyment
People	10. Town of Canmore decisions are based on informed and accurate information and deliberated in an open and transparent fashion
	11. We value and support “people” as the corporation’s and community’s strongest asset

Summary

People – 5 Year Summary			
Section	Specific Measures/Community Initiatives*	Trend	Comments
1. Population: Permanent and Semi-Permanent Residents	# Permanent Residents		The permanent population increased by 7% from 2009-2014.
	# Semi-Permanent Residents	n/a	Not comparable due to significant differences between the 2011 and 2014 census.
2. Age Structure	# of Children ages 0-14		Previously in decline, the population of children increased by 3% from 2009-2014.
	# Adults age 55+		# of residents ages 55+ increased by 37% from 2009 to 2014.
4. Civic Engagement	The Town of Canmore embarked on several major community engagement initiatives during this period, including public consultation for the Canmore Art Centre, Peaks of Grassi Redevelopment, Old Daycare Lands, Open Trails and Space Plan, and the new Smith Creek Planning Process.		
5. Voter Participation	# of Ballots Cast		Voter turnout in municipal elections increased from 2,211 in 2007 to 3,783 in 2010. In the 2013 election there were 3,350 ballots cast.
6. Citizen Satisfaction	Quality of Life		Respondents clearly ranked the quality of life as good to very good in Canmore, with 99% in 2012 and 97% in 2014.
	Concern About Housing Affordability and Cost of Living		When asked what the most important issues were, respondents in 2012 (24%) and 2014 (38%) both highlighted the affordability of housing as a concern.
7. Reporting/Monitoring Process	Municipal and community actions continued to be reported through the Canmore Community Monitoring Report, and individual departments' annual reports. Changes in the method and results of the municipal census have resulted in significantly different population counts for semi-permanent residents and compatibility challenges with past census results.		

1. Population: Permanent and Semi-Permanent Residents

Strategic Plan Linkages:	Trend	
Background information on Canmore's population	# Permanent Residents	

The Town of Canmore's total population is divided into two main components: permanent and semi-permanent. The permanent population are those for whom Canmore is their primary residence. The semi-permanent population own a property in Canmore, but their primary residence is elsewhere.

Due to significant differences between the methods and results of the 2011 and 2014 Canmore Census, there are a number of changes to this section of the report and a number of indicators (e.g. migration and population turnover) that cannot be calculated due to incompatibility of the datasets. The main differences between the 2011 and 2014 census will be discussed in the sections below.

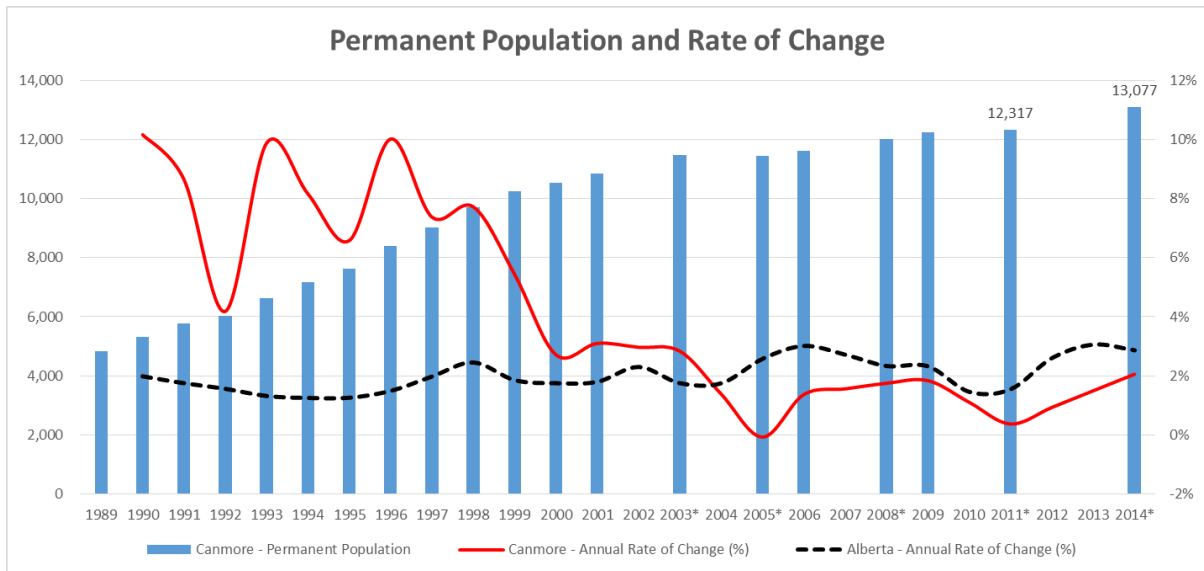
Definitions:

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.

Semi-Permanent Resident: persons with a permanent address elsewhere and usually occupy the same household in Canmore on a non-permanent basis (sometimes also known as non-permanent residents, weekenders, or second home owners).

Permanent Residents

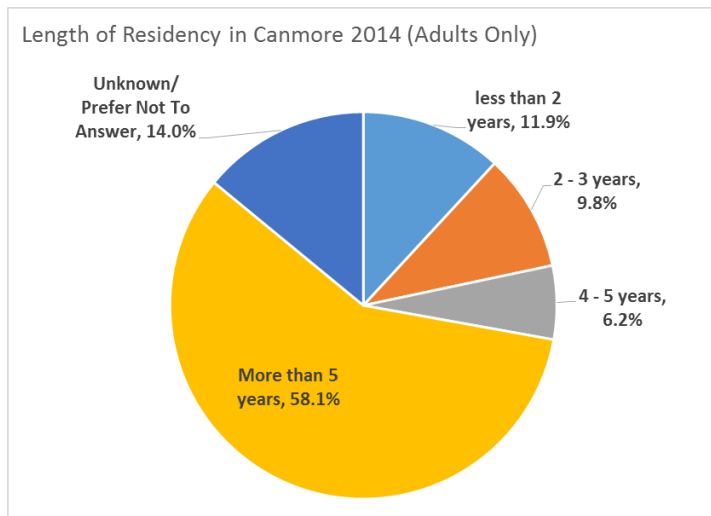
1. The 1990's was a period of rapid growth for Canmore's permanent population, with annual growth rates ranging from 5-10% per year. Annual growth rates dropped sharply after 1998, with no measurable growth from 2003-2005. Since 2005 there has been a moderate growth trend in the permanent population. Between the 2011 and 2014 census years the permanent population increased by a total of 760 people, an average of 253 people or 2.1% per year. Canmore's permanent population was 13,077 in 2014. Canmore's permanent population grew by 7.0% from 2009 to 2014 (Town of Canmore, 2014a).
2. Prior to 2005, Canmore grew at a much faster rate than the overall rate for Alberta. Since 2004, Alberta's average growth rate has generally been slightly higher than that for Canmore (Alberta Office of Statistics and Information, 2014).



Source: (Town of Canmore, 2014a)

Length of Residency

- Due to differences in data collection methods for the 2014 Canmore Census, a comparison with previous ‘length of residency’ data is not possible. In the 2012 Canmore Community Monitoring Report it was noted that there had been a definite trend towards an increasing proportion of long term residents (10+ years) since 1995 (Biosphere Institute of the Bow Valley, 2013).
- The 2014 Canmore Census report on length of residency for adults only has two length of residency categories that are comparable to past census periods: < 5 years and >5 years. In 2014, 58.1% of adults responded that they had been residents of Canmore for more than 5 years, while 11.9% had been residents for less than 2 years. A total of 14.0% responses were unknown/prefer not to answer (up from 7.2% in 2011) (Town of Canmore, 2014a).



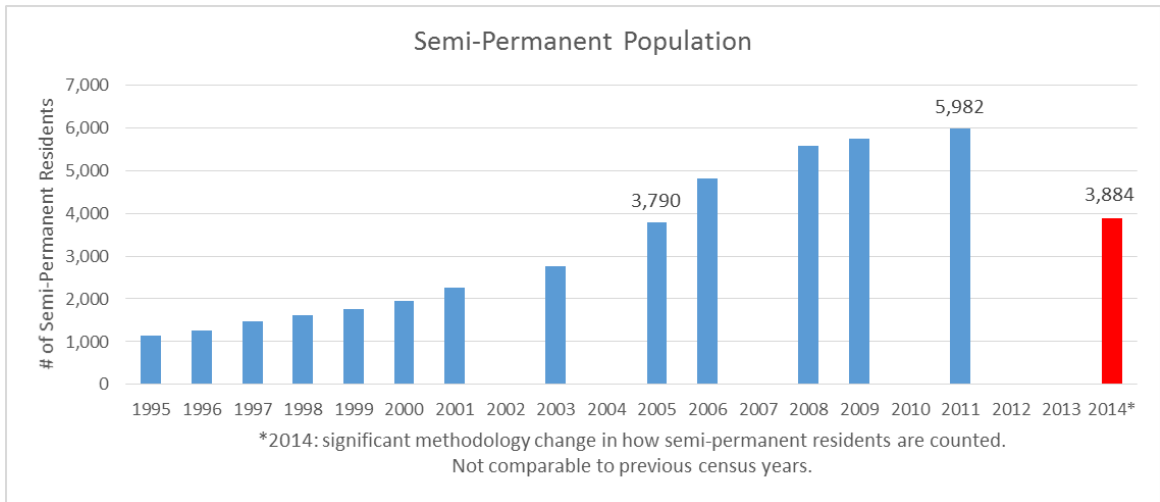
Source: (Town of Canmore, 2014a)

Semi-Permanent Residents

- The number of semi-permanent residents as measured by the 2014 Canmore Census was substantially different than that reported in previous census years. In 2011, the census reported 5,982 semi-permanent residents. There were 3,884 reported in 2014. It is not entirely clear how much of this difference is due to actual change, and how much is due to

methodological differences and limitations of the counts undertaken in various census years. Due to the significant difference, the 2014 count of semi-permanent residents is being treated as ‘not comparable’ to previous census years (Town of Canmore, 2014a).

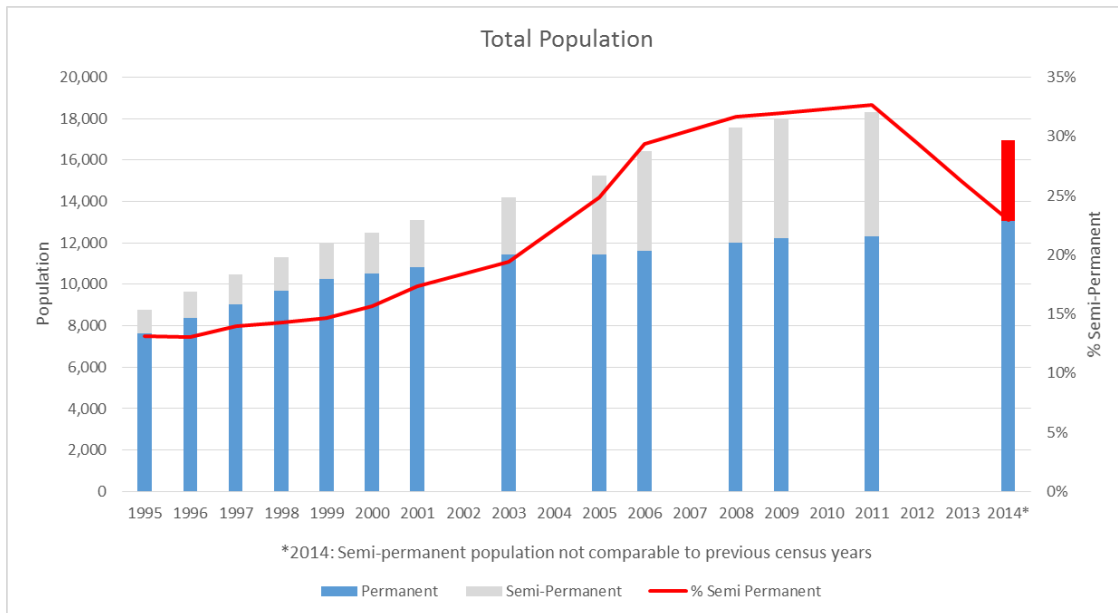
6. There are several reasons and explanations as to why there is such a significant discrepancy between census years. A detailed description and the full text of the 2014 Census Update to Council are available in Appendix D: 2014 Census Update. The primary reasons are:
 - **Dwellings:** some dwellings counted in 2011 could not be identified in 2014, additionally some visitor accommodation units (commercial properties) were counted as residential in 2011. In 2014, there were 641 fewer dwelling units that were identified as being occupied by semi-permanent residents.
 - **Occupancy Rate:** in 2011 the occupancy rate of semi-permanent residents was calculated at 2.8 per dwelling, this dropped slightly in 2014 to 2.6 per dwelling. The average occupancy rate was applied to dwelling units for which a direct response by the semi-permanent occupants was not available, resulting in a difference of 0.2 persons per unit (Town of Canmore, 2015g).



Source: (Town of Canmore, 2014g)

Total Population

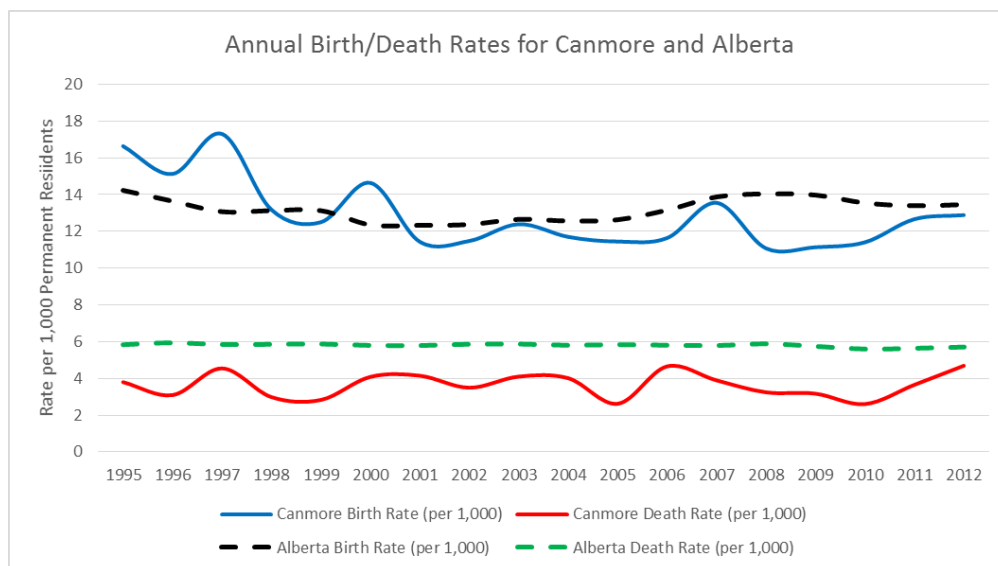
7. Due to the challenges and discrepancies in the semi-permanent population counts (detailed above), the semi-permanent and total population numbers for 2014 are not comparable to previous census years. The full data series from 1995-2014 is presented for illustrative purposes only. Canmore’s total population in 2014 was 16,961. This includes 13,077 permanent residents and 3,884 semi-permanent residents (Town of Canmore, 2014a).



Source: (Town of Canmore, 2014a)

Birth and Death Rates

8. In general, there is a greater range of variation in Canmore’s birth and death rates when compared to Alberta as a whole. This is to be expected, as a few individual events can easily sway the totals for a small community such as Canmore, therefore a higher degree of fluctuations is expected in a smaller population.
9. From 1995 to 2011, Canmore has had a lower death rate than the rest of the province (note: this may in part be due to more elderly and infirm persons moving to care facilities in major centres such as Calgary).
10. On average, birth rates in Canmore have dropped substantially since 1995, reaching their lowest levels in 2008 and 2009, and rebounding slightly through 2014 (Alberta Vital Statistics, 2014).



Source: (Alberta Vital Statistics, 2014)



Interpretation:

1. Due to significant differences between the methodology of the 2011 and 2014 Canmore Census, there are a number of changes to the Population section of the report and a number of indicators (e.g. migration rate and population turnover) that cannot be calculated due to incompatibility of the datasets. Additionally, due to substantially different counts for semi-permanent residents in 2011 and 2014 (due in part to differences in methodology), all semi-permanent population and total population counts should be treated with caution. Trend comparison of 2014 with earlier semi-permanent numbers is not appropriate.
2. After a period of very rapid growth in the 1990's, Canmore's growth moderated in the mid 2000's. This coincided with a rapid increase in real estate values, and likely indicates the effects that housing affordability was having on retaining many local residents. The slowing growth rate of the permanent population was offset by a rapidly growing semi-permanent population and strong interest in purchasing recreational properties. This dropped off suddenly after 2007/8 due to the global economic crisis and uncertainties in the real estate market. The permanent population experienced modest growth from 2011 to 2014. In Canmore, the high cost of living in general and housing in particular, can be important factors in the decision to stay or leave the community. This is likely one of the major factors influencing the dynamics of the permanent population. Affordable housing, recreational and cultural facilities, educational opportunities, employment and economic opportunities, and a sense of community are all required to maintain a strong population of long term local residents.
3. From 1995 to 2011, the number and proportion of long term residents (>10 years) increased substantially, indicating that although annual growth rates had slowed, there is a growing cohort of longer term local residents in the community. Note: comparable length of residency statistics are not available for 2014.

Recommendation:

1. As a popular regional and international tourist destination, Canmore often has an effectively higher daily population, especially during weekends or popular summer months. Developing an estimated population figure based on permanent residents, semi-permanent residents, and visitors could help provide greater context to a variety of indicators including water and energy use, criminal offences, etc.
2. Changes in data collection and categorization for many questions in the 2014 Canmore Census prevent comparisons to previous years of census data. It is recommended that future editions of the Census share consistency of collection and categorization to previous editions so as to allow comparisons between data from different census years.
3. Two of the most important 'length of residence' categories in the municipal census are the < 1 year and > 10 year categories. The < 1 year category is needed to help estimate annual population turnover and migration rates. For 2011 and prior census years, the > 10 year category showed significant trends towards an increasing population of longer term residents in Canmore. In future editions of the census it is recommended that both these categories, and categories compatible with previous census efforts be reinstated.

2. Permanent Population: Age Structure

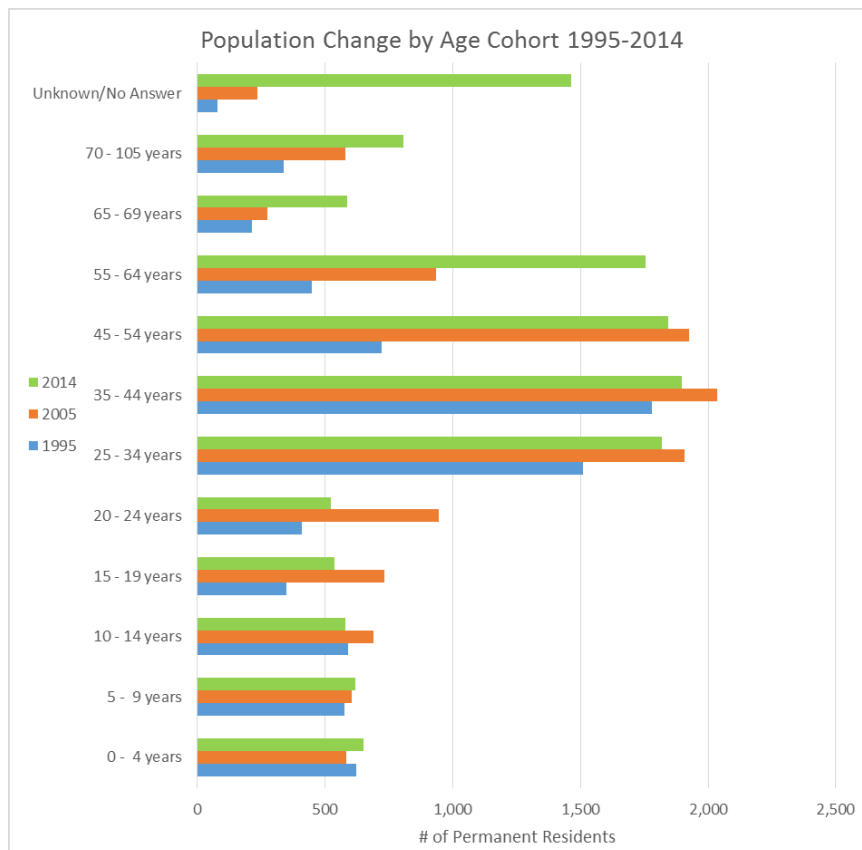
Strategic Plan Linkages:	Trend	
Background information on Canmore's population.	# of Children ages 0-14	
	# Adults age 55+	

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.

Observations:

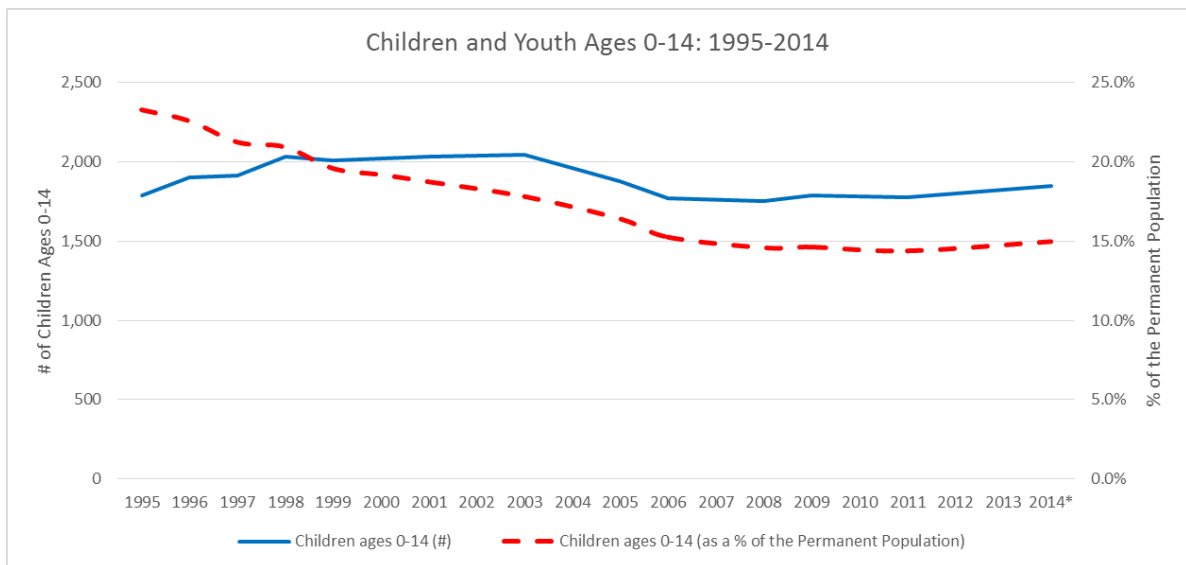
Census of Canmore

1. In the 2014 Canmore Census, there was a non-response (unknown or prefer not to answer) from 1,463 people, or 11.2% of the permanent population. This is nearly double the 6.6% unknown in the 2011 census. From 2011 to 2014, there are some slight apparent changes in some of the age brackets, however it is difficult to differentiate actual change vs. apparent change due to question non-responses.



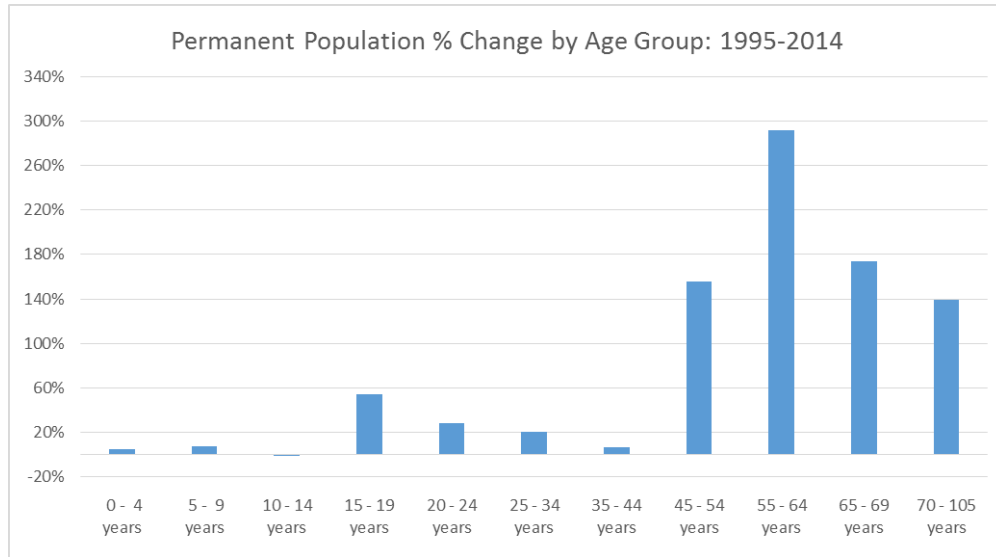
Source: (Town of Canmore, 2014a)

2. From 1995 to 2014, there has been a substantial shift in the age structure of Canmore's permanent residents. The general trend has been towards an older population. From 2009 to 2014, the number of adults over the age of 55 has increased by 36.5% (Town of Canmore, 2014a).
3. The number of children in the community has been following a very different trend than that of older adults. The number of children aged 0-14 peaked in 2003 at 2,042, then dropped by 289 individuals, or 14.2% through to 2008. By 2008 there were actually fewer children living in Canmore than there were in 1995. From 2009 to 2014, the number of children aged 0-14 increased by 56 or 3.1%. In 2014, there are only 59 more children in Canmore than there were in 1995, when the permanent population was much smaller.
4. Relative to the total population of permanent residents, the proportion of children age 14 and younger has decreased from 23.3% in 1995 to 15.0% in 2014 (Town of Canmore, 2014a). The cohort of youth age 15-19 is not included in this discussion as some of these will be teenagers still living at home with their parents, while others will be those who have migrated to Canmore for work or recreation.



Source: (Town of Canmore, 2014a)

5. Over the past 20 years there has been a significant demographic shift in the community. There has been very little real change in the total number of children aged 0-14, and only slight increases in the total number of people aged 15-44 years old. The population cohorts with the greatest growth have been in the 45+ age brackets. In particular, the 55-64 year old cohort, which has nearly tripled in size (Town of Canmore, 2014a).



Source: (Town of Canmore, 2014a)

Interpretation:

1. Canmore’s permanent population has been shifting towards a slightly older demographic. The most rapid growth in recent years has been in the 45-54, and 55-64 year old age brackets. The number of children aged 0-14 decreased from 2003-2008 (during a period of rapid increase in housing prices). A combination of housing affordability and employment opportunities in Canmore, have likely been key drivers of this demographic shift. Since that time, there has been a very slight increase in the population of children.
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, should they choose to remain in Canmore and ‘age in place.’ This will have implications for programs and facilities in many sectors such as housing, recreation, and health care.

4. Civic Engagement

Strategic Plan Linkages:	Trend
<p>People #10. Town of Canmore decisions are based on informed and accurate information and deliberated in an open and transparent fashion</p> <p>People #11. We value and support “people” as the corporation’s and community’s strongest asset</p>	<p>The Town of Canmore embarked on several major community engagement initiatives during this period, including public consultation for the Canmore Art Centre, Old Daycare Lands, Open Trails and Space Plan, and the new Smith Creek Planning Process.</p>

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 Engagement Initiatives (Focus on 2013-2015): (images from www.canmore.ca)

Listed below are some of the key community engagement initiatives that are underway or ongoing during the past 2 years. It is important to note that the Town of Canmore is frequently engaged in discussions and communications with a wide spectrum of residents and businesses beyond the larger scale initiatives listed here. Note: several of these processes are currently ongoing as of June 2015 as this report is being finalized. The latest status update is included for ongoing processes.

Town Council and Committees

1. Town Council is comprised 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. For more information see: <http://canmore.ca/Town-Council/>
2. Opportunities for public membership are provided on the following Town boards and committees. Council appoints and decides on the appropriate number of citizens for each board or committee each year:

Advisory Committees

- Budget Committee
- Canmore Policing Committee
- Community Services Advisory Committee
- Community Public Art Committee
- Environmental Advisory Review Committee
- Heliport Monitoring Committee

- Teepee Town Task Force

Boards

- Assessment Review Board
- Canmore Library Board
- Canmore Planning Commission
- Subdivision and Development and Appeal Board

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

Mining the Future: A Vision for Canmore

3. After an extensive public engagement process, the 2006 Mining the Future Vision (Town of Canmore, 2006), was incorporated into municipal processes and working practices were realigned to fit Mining the Future principles. Staff reports, the Town of Canmore Strategic Plan and municipal activities were all restructured to align with the Vision. The Vision also serves as one of the guiding documents informing the Town of Canmore’s Strategic Plan which provides the background framework for Canmore Community Monitoring Report.



Sense of Community

4. The concept of “sense of community” is something that is not captured in a standard population census, demographics statistics, or economic indicators. The Sense of Community Survey was conducted in 2008 and 2013. The intention is to collect trending data every five years, reflecting people’s perceptions of various community characteristics. This survey creates a benchmark for future changes in our own sense of community. The 2013 survey captured feedback from 1,445 residents (HarGroup, 2008 & 2013).

Citizen Satisfaction Survey

5. The 2012 and 2014 Citizen Satisfaction Surveys were conducted with random samples of Canmore residents. The intent of these surveys is to gauge residents’ attitudes towards the Town and the services provided. This feedback helps the Town to understand whether it is meeting the needs and expectations of residents (Ipsos Reid, 2012 & 2014).

Municipal Development Plan (MDP)

6. The current MDP was written in 1998 (Town of Canmore, 1998) and the Town of Canmore is undertaking an update of this core planning document. The community had been previously engaged in providing feedback on an update from 2007-2009, known as the Community Sustainability Plan (CSP). The CSP was rescinded by Council after second reading. The work on the revised MDP builds on some of the feedback and consultations



from the CSP process. The Town is actively seeking public feedback from the community on four theme areas (<http://www.canmore.ca/MDP/>):

- Can Canmore Be Affordable?
- Community Character
- Economic Development
- Living With Wildlife

Three Sisters Mountain Village (TSMV)

7. TSMV, the largest undeveloped area of land in the town, went into receivership in 2009. The property was purchased in September 2013 and planning for the property has restarted under renewed ownership. More information about the history of planning on the TSMV lands is available from:

<http://www.canmore.ca/Service-Areas/Planning-Development/Planning-for-Three-Sisters-Lands.html>

8. The Town of Canmore, TSMV, and Quantum Place Developments have embarked on a collaborative planning process for the Smith Creek Lands (Sites 7, 8 & 9). The Smith Creek Planning Process began in April of 2015, with open houses in May, and a call for applications from residents and stakeholders for a Community Advisory Group (CAG). This process is just beginning as this report goes to press. It is expected to be ongoing through spring of 2016. For more information please visit: <http://smithcreekcanmore.ca/>

Peaks of Grassi Land Use Amendment Application

9. In 2014, the Town of Canmore received an application to rezone three parcels of Urban Reserve (UR) land in the Peaks of Grassi subdivision. The Town solicited input (verbal or written) from the public. The application was defeated unanimously at second reading by Council in February 2015. Background information on the application is available at:

<http://www.canmore.ca/Municipal-Services/Planning-Building-Development/Land-Use-and-Development-in-the-Peaks-of-Grassi.html>



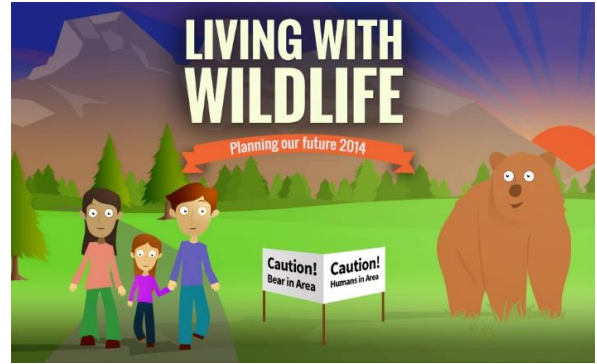
Open Space and Trails Plan (OSTP)

10. Beginning with an open house in October 2010, the Town of Canmore began engaging the public and collecting feedback for the OSTP (via open house and online survey). The Plan is focused on working towards a well-connected trails and open space network. Additional input was gathered via the HUMR and ITP engagement processes. An open house to share the draft OSTP was held in April 2015, and further public and stakeholder input was sought through May 2015. The OSTP was approved by Council for planning purposes in June 2015 (Town of Canmore, 2015a). For more information please visit: <http://www.canmore.ca/Service-Areas/Planning-Development/Open-Space-and-Trails-Plan.html>



Human Use Management Review (HUMR)

11. At the direction of Council, the HUMR stakeholder group was established in the spring of 2014. With over 25 representatives, the group met for a series of four meetings through 2014 & 2015 to review the past 15 years of planning, management and research. Additional meetings with community members, user groups, and two open houses, and an online survey gathered feedback from 525 respondents. The guiding principle of the HUMR group was that “Trails in the Bow Valley are properly located, maintained, provide high quality recreational opportunities and offer a great user experience.” In March 2015, Council accepted the recommendations and implementation plan from the HUMR for planning purposes (Town of Canmore, 2015b). A summary of key feedback and recommendations received during the HUMR process is also available in the OTSP report: <http://canmore.ca/Service-Areas/Planning-Development/Open-Space-and-Trails-Plan.html>



Integrated Transportation Plan (ITP)

12. Three stakeholder workshops and two public open houses were held for the ITP in 2013 and 2014. The Plan considers the entire transportation network, including the walking and cycling network for active transportation (Town of Canmore & HDR Corporation, 2014). The ITP and the OSTP are different processes which inform each other and share an alignment of guiding principles, issues, and recommendations. Town Council accepted the ITP for planning purposes in January 2015 (with amendments). The Town of Canmore also launched the Bike Canmore (<http://bikecanmore.ca/>) website in 2014. Bike Canmore creates awareness about cycling in Canmore and aims to promote Canmore as the most bicycle friendly town in Alberta.



Pool Redevelopment

14. With the construction of the new Elevation Place, a public engagement process was put in place in 2012 to gather feedback to help guide the redevelopment of the old swimming pool at the Recreation Centre. In 2015, the redevelopment of the old pool into a new larger gymnastics area was completed, with the old gymnastics space on the 2nd floor of the Recreation Centre being converted into a multi-use space.



Old Daycare Lands

15. The old daycare was demolished, and beginning in 2012, the Town of Canmore engaged the community in discussions for redevelopment of the site. Following a community forum in November 2012, there have been three online surveys, two public meetings, a community design workshop, and an additional open house of draft development scenarios as of December 2014. There is currently a proposal that up to 50% of the Municipal Reserve lands be designated for the development of Perpetually Affordable Housing (PAH). A public hearing was held on June 17, 2015 and Council decisions regarding the lands are possibly expected in the summer of 2015. This process is currently ongoing. For more information, please visit:




<http://www.canmore.ca/Service-Areas/Planning-Development/Redevelopment-of-the-Old-Daycare-Lands.html>

artsPlace – Canmore Community Arts Centre

16. In 2011, the Community Arts Development Task Force began investigating the options for an Arts Development Centre. The Task Force engaged the local arts stakeholders and the broader community and recommended that the former library building (the library has been relocated to an expanded location at Elevation Place) be dedicated to the purpose. The new artsPlace is currently under construction and a grand opening is planned for September 2015. For more information please visit: <http://artsplacecanmore.com/>



5. Voter Participation

Strategic Plan Linkages:	Trend	
<p>People #10. Town of Canmore decisions are based on informed and accurate information and deliberated in an open and transparent fashion</p> <p>People #11. We value and support “people” as the corporation’s and community’s strongest asset</p>	<p>Voter Participation in Municipal Elections</p>	

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. There were 3,350 ballots cast in the 2013 election (Alberta Municipal Affairs, 2013).

Municipal Elections Voter Participation	Ballots Cast*
2001	2,946
2004	3,461
2007	2,211
2010	3,783
2012 (By-Election)	3,043
2013	3,350
*an accurate calculation of % voter turnout is not possible	

Source: (Alberta Municipal Affairs, 2013)



Community Initiatives:

1. 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 (Town of Canmore, 2010c) is available from the Town of Canmore website at:
http://canmore.ca/index.php?option=com_docman&task=doc_download&gid=4140

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.

6. Citizen Satisfaction

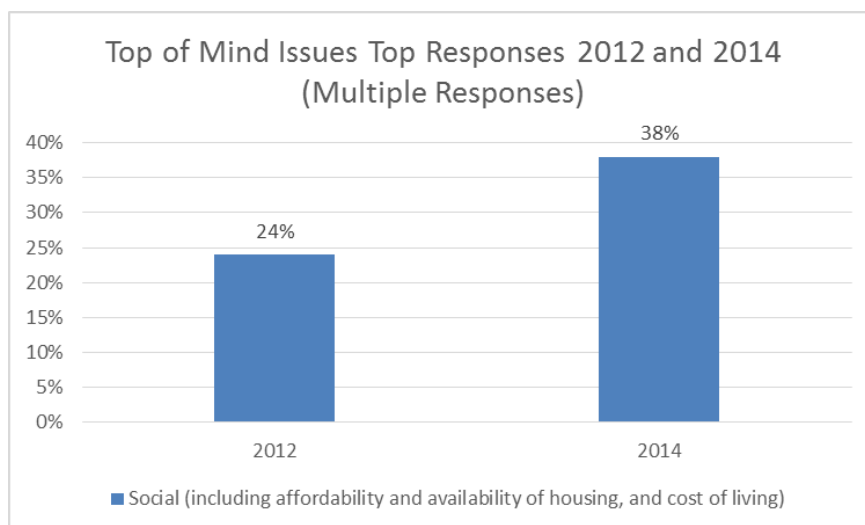
Strategic Plan Linkages:	Trend	
<p>People #10. Town of Canmore decisions are based on informed and accurate information and deliberated in an open and transparent fashion</p>	Quality of Life	
<p>People #11. We value and support “people” as the corporation’s and community’s strongest asset</p> <p>Service #5. The Town of Canmore delivers effective and fiscally responsible services while valuing innovation</p>	Concern About Housing Affordability and Cost of Living	

Observations and Community Initiatives:

1. The 2012 and 2014 Citizen Satisfaction Surveys were each conducted with a random sample of 300 Canmore residents. The intent of the survey is to gauge residents’ attitudes towards the Town. This feedback helps the Town to understand whether it is meeting the needs and expectations of residents (Ipsos Reid, 2012 &2014).

Top of Mind Issues

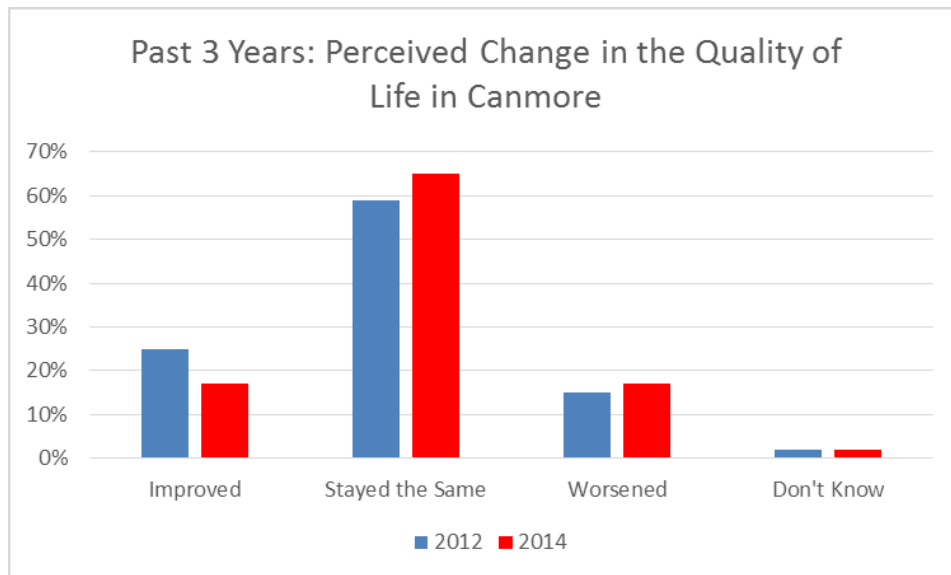
2. When asked what the most important issues were, respondents in 2012 (24%) and 2014 (38%) both highlighted the affordability of housing. In 2014, the availability of housing was mentioned as an important issue, highlighting the declining vacancy rates over the past few years. In 2014, infrastructure (including flood mitigation and control) emerged as the 2nd greatest issue of concern (21%) (Ipsos Reid, 2012 &2014).



Source: (Ipsos Reid, 2012 &2014)

Quality of Life

3. Respondents clearly ranked the quality of life good to very good in Canmore, with 99% in 2012 and 97% in 2014.
4. In 2012, respondents indicated that over the past 3 years, 59% perceived their quality of life had stayed the same, 25% felt it had improved, and 15% thought it had worsened. In 2014, 65% perceived that their quality of life had stayed the same, 17% felt that it had improved and 17% said that it had worsened.
5. In 2014, the most frequent reasons for an improved quality of life was the new Elevation Place (32%) followed by a good/stable economy (19%). Improved facilities (12%) and more services/amenities (12%) also ranked highly. The most frequent reasons for a deteriorated quality of life were cost of living (23%) and traffic (21%) (Ipsos Reid, 2012 & 2014).



Source: (Ipsos Reid, 2012 & 2014)

Other Issues

6. The Citizen Satisfaction Survey covers a wide range of issues in the community. Resident's thoughts and feedback on these other issues are included throughout this report in the relevant sections in this report.

7. Reporting/Monitoring Process

Strategic Plan Linkages:	Trend
<p>People #10. Town of Canmore decisions are based on informed and accurate information and deliberated in an open and transparent fashion</p> <p>Service #5. The Town of Canmore delivers effective and fiscally responsible services while valuing innovation</p>	<p>Municipal and community actions continued to be reported through the Canmore Community Monitoring Report, and individual department’s annual reports. Changes in the method and results of the municipal census have resulted in significantly different population counts for semi-permanent residents and compatibility challenges with past census results.</p>

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. 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 7th iteration of the report. Prior editions of the Community Monitoring Report are available from the Biosphere Institute’s website: <http://biosphereinstitute.org/wp-content/uploads/2015/01/CCMP2012.pdf>.

Previous editions of the Community Monitoring Report are as follows:

- 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
- Canmore Community Monitoring Program 2010 Report
- Canmore Community Monitoring Program 2012 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. The 2014 edition is available for download at: <http://www.canmore.ca/Census/>
4. In 2012, Canmore joined with 12 other communities in Alberta in a municipal benchmarking initiative (modeled after the Ontario Municipal Benchmarking Initiative: <http://www.ombi.ca/>). The aim is to share and collect information and find ways to improve public services. The project is ongoing through 2015.

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 the Environmental Sustainability and Action Plan (ESAP) (Town of Canmore, 2010a), provides a measurable indicators framework with which to monitor trends relative to Mining the Future. The Town of Canmore embarked on a related process for its own Strategic Plan (Town of Canmore, 2012a), as the Vision presented in Mining the Future was distilled into specific targeted goals which help guide the direct actions of the corporate activities of the Town of Canmore.

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Appendices

The following appendices contain supplementary information and details of previous recommendations and indicators that have been archived (pending new data or updates).

Appendix A: Archived/Inactive Indicators

These indicators were included in the 2010 or 2012 editions of this 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 2012 edition of the Community Monitoring Report.

Previous Indicator	Status
Price of Goods and Services	No updates are currently available to the 2010 Alberta Spatial Price Survey
Aquatic Health and Fisheries	No new updates or information were available for this section.
Quantitative Land Uses	Due to the drop off in development following the market crash in 2008, there have been no substantial changes to land use or zoning. A planning and land use approvals process for the Three Sisters Property was underway but was discontinued in mid-2012. The property has since been purchased (September, 2013) and a new planning process for the Three Sisters lands has just begun and could result in significant land use decisions. Additionally, recent proposals to rezone lands in the Town could also affect the amount of urban green space and residential lands. The Town of Canmore Planning Department maintains current zoning maps so this indicator can be recalculated when there are significant changes to land use patterns in Canmore.
Employment Status of Adults	Regional labour market information: unemployment, employment and participation rates are no longer available from Statistics Canada due to consolidation of Economic Regions for reporting.
Tenancy Status of Dwelling Units	Not available due to changes to the 2014 Canmore Census.
Human/Wildlife Conflict – Bears	No new updates or information were available for this section.
Bear Attractants	No new updates or information were available for this section.
Population Length of Residency, Migration, Rate of Change	Some information was not available due to changes to the 2014 Canmore Census.
Mother Tongue, Immigration, and Cultural Diversity	No updates available until the 2016 federal census.

Appendix B: CBT 2015-2020 Strategic Plan Targets

Note: If possible, future editions of the Canmore Community Monitoring Report should examine how best to align measures and share data with Canmore Business & Tourism (CBT). These new targets and measures are presented for information purposes in this edition of the report.

THE ECONOMY - HOW WE WILL KNOW WHEN WE ARE THERE			
ALIGNMENT	2020 TARGET	RATIONALE	MEASURE
GROWTH	Visitor Spend in Canmore is valued at \$500m annually	Visitor Spend is the region's key economic driver	Govt of AB model (2012) based on Alberta Hotel Levy data
GROWTH	Positive sustainable economic growth of 2-5% for any rolling 4-year period	Sustainable economic growth ensuring long-term strength of the economy	Business Performance Index or best available measure (GST Data?)
AUTHENTICITY	Minimal change in community brand	Growth must be in alignment with Canmore's core values and brand pillars	Alignment with Brand Audits in 2015, 2017 and 2020
EASE	80% of in-town businesses find Canmore a positive business environment	Canmore must be a place in which it is attractive to own/operate a business	Annual in-town Business Satisfaction Survey
EASE	80% out-of-town Business perceive Canmore as a favourable business climate	Canmore must be seen as a place where it is attractive to do business or relocate	Annual out-of-town Business Satisfaction Surveys.
RESILIENCE	40% increase in Canmore's off-season hotel occupancy	Minimize peaks and troughs resulting in more steady employment	Best available (Ideally Alberta Hotel levy, otherwise STR reports)
RESILIENCE	Increase value of Target Growth Sectors by a minimum of 40% vs. 2014	Diversification to ensure that not all sectors share common risk factors	Business Performance Index total \$ value for defined Target Growth Sectors
ALIGNMENT	2020 TARGET	RATIONALE	MEASURE
AFFORDABILITY	10% increase in Canmore Residents at or above living wage over any 3-year period	Increase in job opportunities at appropriate remuneration	Community Monitoring Report Canmore-specific Living Wage
AFFORDABILITY	No decline in the % of Canmore residents working in the Bow Valley	Retention of talent in Canmore and no increase in commuting to Calgary	Census info - % of residents working in Bow Valley and Kananaskis

Note: All 2020 Targets are of equal importance in achieving the holistic vision for Canmore's Economy. The *Affordability* targets have been separated only because they are not included as one of CBT's formal deliverables in its economic development contract with the Town of Canmore. Meeting the *Affordability* targets is still however an equal priority in this Strategic Plan.

(Source: CBT, 2015)

Appendix C: Human-Wildlife Conflict Level Descriptions

Human Bear Conflict

No Conflict

Bears feeding on natural foods in non-developed areas including backcountry trails, train tracks or travelling in non-developed areas (i.e. trails) or developed areas such as day use areas, golf courses, campgrounds (frontcountry, backcountry or random);
Feeding on carcasses in non-developed areas (b/c, railway, roadside).

Low Conflict

Bears feeding on natural foods (except carcasses) in or adjacent to unoccupied developed areas (trailheads, campgrounds, picnic areas, barns), golf courses during the day; feeding/ travelling in urban green space, facility/ playfield; feeding on unnatural food in non-developed areas or travelling through residential properties (backyards), travelling frequently through campgrounds or repeated sightings on trails.

Moderate

Bears feeding on unnatural/ natural foods (except carcasses) not secured at or adjacent to occupied developed area (trailheads, campgrounds, picnic areas, playfield, barns, residences), golf courses during the day; predating on domestic animals in non-developed areas; makes physical contact with manmade structures (decks, dumpster, pickup beds); standing ground

High

Bears feeding on lightly secured non-natural foods (coolers, non bear proof garbage cans) in or adjacent to developed area; partially enters 2 or 3 sided structure, minor property damage, closing distance (non-aggressive) to people for food or non food related closing distance incidents Close distance roadside

Very High

Bears depredating (i.e. hunt, chase, harass) on wild or domestic animals (livestock, dogs, cats, rabbits) or feeding on carcasses in or adjacent to developed areas including trails, major property damage, enters 4 sided structure ; charges people (no contact) including surprise encounters, defence of young or defending carcass.

Extreme

Bear injures or kills people

Not Applicable

Does not apply

Source: (AESRD, 2013b)

Coyote-Human Conflict

No Conflict

Coyote feeding on natural foods in non-developed areas or travelling in non-developed areas or campgrounds irregularly (frontcountry, backcountry or random), golf courses

Low Conflict

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, facility / playgrounds(backyards), repeated non developed sightings on trails.

Moderate Conflict

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.

High Conflict

Coyote approaches people (including approaching pets on leash).

Very High

Coyote enters 4 sided occupied or unoccupied structures for food; major property damage.

Extreme

Coyote injures or kills people

Not Applicable

Does not apply

Source: (AESRD, 2013b)

Cougar-Human Conflict

No Conflict

Cougar feeding on natural foods (including carcasses) in on developed areas or travelling in non-developed areas or campgrounds irregularly (frontcountry, backcountry or random)and general sightings in the backcountry

Low Conflict

Cougar feeding on natural foods (including carcasses) near or in unoccupied developed areas (closed trailheads, campgrounds, picnic areas, barns, residences, golf courses); travelling through facilities/ playgrounds, golf courses, 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)

High

Cougar feeding on lightly secured non-natural foods in or near unoccupied or occupied developed area; feeding on natural foods (including carcasses) or depredating on natural prey 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

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,

Extreme

Cougar charges, injures or kills people

Not Applicable

Does not apply

Source: (AESRD, 2013b)

Appendix D: 2014 Census Update

(This update is provided in its entirety from the February 10, 2015 Council Agenda).



DATE OF MEETING: February 10, 2015 **Agenda D-2 #:**

To: Committee of the Whole

SUBJECT: 2014 Census Update

SUBMITTED BY: Cheryl Hyde, Municipal Clerk

PURPOSE: To provide council with data on dwelling types and the count of the non-permanent population.

BACKGROUND/HISTORY

The Town carried out a municipal census between May 21 and August 30, 2014. In September 2014, administration presented council with the results of the permanent population count. This briefing provides additional information on the number and types of dwellings counted during the census, occupancy rates, and a count of the non-permanent population.

DISCUSSION

Dwelling Types

In 2014, 8,248 dwellings were identified in the census. This is 55 fewer than the 8,303 dwellings counted in 2011. There are two reasons we've identified for the lower count:

1. With the manual census system in use in 2011 and before, enumerators went into the field with maps of their areas and recorded addresses manually as they found them. The addressing data collected was never compared to the information in the Town's tax roll or planning files. In 2014, the Town provided enumerators with electronic lists of addresses compiled from a combination of the tax roll and 2011 census data. Ultimately, we were unable to find 98 addresses that were identified in 2011. They do not appear in the tax roll. While some were identified as accessory dwellings, which in 2014 were either no longer in existence or were not reported by the homeowner during enumeration, most appear to be a result of input error in 2011.
2. In 2011, 45 dwellings were counted as residential when in fact they were visitor accommodation units, therefore commercial properties.

If we take in account the 143 addresses not found or found to be commercial properties, we actually counted 88 more dwellings in 2014. This is illustrated in Table 4.

Occupancy rates have stayed virtually the same. 13,077 permanent residents were counted in 5,529 dwellings in 2014, giving us an overall occupancy rate of 2.36. In 2011, there were 12,317 residents counted in 5154 dwellings, which resulted in a 2.38 occupancy rate.

Tables 1 and 2 below illustrate the breakdown of dwelling types in 2011 and 2014.

Table 1: Dwelling Types 2014

Dwelling Type	Permanent	Non-Perm	Vacant Home	Tourist Home	Under Construction	No Response	Total
Apartment	1101	384		230		23	1738
Duplex	446	200		8		8	662
Institution	3						3
Mobile home	159	3				6	168
Other	130	36					166
Secondary suite	199	11		3		21	234
Single detached house	2474	334		31		23	2862
Townhouse	1017	526		48		19	1610
Unknown*			447		124	234	805
Total	5529	1494	447	320	124	334	8248

*The on-line census software didn't allow for dwelling types to be entered for vacant homes, homes under construction, and uncounted homes. Administration is adding this data manually based on planning records and it will be available later in the month.

Table 2: Dwelling Types 2011

Dwelling Type	Permanent	Non-Perm	Vacant Home	Tourist Home	Under Construction	No Response	Total
Apartment	945	526	210	194	16	76	1967
Duplex	415	387	17	3	19	6	847
Institution	3	0	0	0	0	0	3
Mobile home	128	11	10	0	0	4	153
Other	62	8	6	0	0	9	85
Secondary suite	198	13	111	1	1	10	334
Single detached house	2426	609	66	13	23	40	384
Townhouse	969	579	51	11	37	47	1693
Unknown	8	2	6	23	3	0	44
Total	5154	2135	477	245	99	193	8303

Table 3: Non-Permanent Residents

Non-permanent residents were counted during the census as follows:

	Number of People	Number of Residences	Occupancy Rate
Completed on-line	1490	570	2.6
Completed by Enumerator	1433	552	2.6
Completed by a third party	764	372	2
Total	3687	1494	

Results received on-line and through enumeration were provided by the non-permanent residents themselves. Since those counts both came in with an occupancy rate of 2.6 people per dwelling, administration recommends using that occupancy rate to calculate the population of the homes where the information was collected from a third party. This would give us a non-permanent population of 3,884, which is 2,098 fewer than in 2011 when 5,982 non-permanent residents were counted in 2,135 dwellings. The reduction likely results from a combination of two factors:

1. The non-permanent occupancy rate in 2011 was calculated to be 2.8. Data was not supplied on how much information was gathered directly and how much from third parties. It could be that more information was supplied directly by our non-permanent residents in 2014 because of the on-line option, resulting in a more accurate count. If, in fact, the occupancy rate in 2011 was 2.6, the number of non-permanent residents would have been reduced by 431.
2. The number of homes identified as occupied by non-permanent residents dropped by 641. Calculated at a 2.6 occupancy rate this would account for 1,666 people.

To put the non-permanent count in perspective, the following table shows a comparison of dwellings counted in 2014 and 2011.

Table 4: Dwelling Type Comparison

Dwelling Type	Permanent	Non-Permanent	Vacant Home	Tourist Home	Under Construction	No Response	Total
2014	5529	1494	447	320	124	334	8248
2011	5154	2135	477	245	99	193	8303
Difference in 2014	+375	-641	-30	+75	+25	+141	-55
	Account for commercial properties mistakenly counted in 2011						+45
	Account for addresses not in tax roll that weren't found in 2014						+98
	Actual difference in addresses counted						+88

FINANCIAL IMPACTS

None

STAKEHOLDER ENGAGEMENT

Census information collected in 2011 and prior wasn't provided in a format that could be compared to data in the Town's tax roll or planning files. Because the 2014 census was completed electronically, it can be linked to and used to verify existing information maintained by financial services and planning and development.

We will be able to build a more accurate address list for the next census, which should allow for more consistently comparable census results in the future. This will benefit all the internal and external stakeholders who rely on the data.

STRATEGIC ALIGNMENT

N/A

ATTACHMENTS

None

AUTHORIZATION

Submitted by: Cheryl Hyde
Municipal Clerk Date: January 30, 2015

Approved by: Lorrie O'Brien
GM of Municipal Services Date: February 5, 2015

Approved by: Lisa de Soto, P.Eng.
Administrative Officer Date: February 5, 2015

(Source: Town of Canmore, 2015)

Appendix E: Previous (2012) 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 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 to track the status of the recommendations from the 2012 Community Monitoring Report. As per the recommendations of the VKG, only recommendations which relate to data collection or indicators are included in these tables.

2012 Recommendations	Status/Action
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 jobs or more” was added as a category to the 2014 Census. 286 adults, or 2.6% of the total indicated that they were working 2 or more jobs at the time of the census.
A better quantitative understanding of Canmore’s tourism industry is important. Information such as retail traffic and spending, special events attendance and spending, etc. would help to create a more detailed picture of the impacts and importance of Canmore’s tourism industry.	-CBT has included a new suite of measures as part of their 2015-2020 Strategic Plan (including a Business Performance Index). -The Town of Canmore commissioned a Commercial Needs Study and a Tourist Accommodation Study.
Using a more consistent reporting structure for accommodation unit statistics would improve the quality of the data series.	-The Town of Canmore commissioned a Commercial Needs Study and a Tourist Accommodation Study.
A better understanding of the impact and role of tourist homes would help better quantify their impact on the local economy.	
A better understanding is needed of the levels of human use in wildlife corridors, their effect on wildlife populations, and what thresholds of use or linear trail density cause disturbance for various species. Continued mapping and monitoring of the trail networks will be important to help better understand the effects of human disturbance on the local wildlife populations.	-The Town of Canmore conducted the Human Use Management Review (HUMR), and developed a new Open Space and Trails Plan (OSTP). -The Bow Valley Elk Study examined questions of elk mortality and habitat use. Results were published by Benn Edwards in his MSc Thesis: Home ranges, resource selection, and parasite diversity of urban versus rural elk

<p>As the possibility of new development approvals on the Three Sisters lands moves forward it will become increasingly important to monitor and track changes in land use and corridors. In previous editions of the Canmore Community Monitoring Report the indicator “Quantitative Land Use” was included. In future editions of this report it would be a valuable exercise to include an updated version of this indicator.</p>	<p>This recommendation should be carried forward to the next edition of this report. A new planning process for the Three Sisters lands has just begun and could result in significant land use decisions. Additionally, recent proposals to rezone lands in the Town could also affect the amount of urban green space and residential lands.</p>
<p>There is a need to continue monitoring the effectiveness of highway fencing and the associated crossing structures. Improving data collection and monitoring of WVCs would reduce the historical underestimation of collisions on this section of highway. Consistent data collection would help improve our understanding of the exact nature of the problem in ecological, financial, and public safety terms.</p>	<p>Alberta Environment and Parks is aware of the challenges of monitoring highway fencing effectiveness and WVCs They are continuing efforts to provide consistent data.</p>