


Profiling Canadian and International Second Home Owner Cultures in Canmore, Alberta:

Implications for Community Planning and Governance Considerations and Relationships.

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MRC Research Reserve Fund:

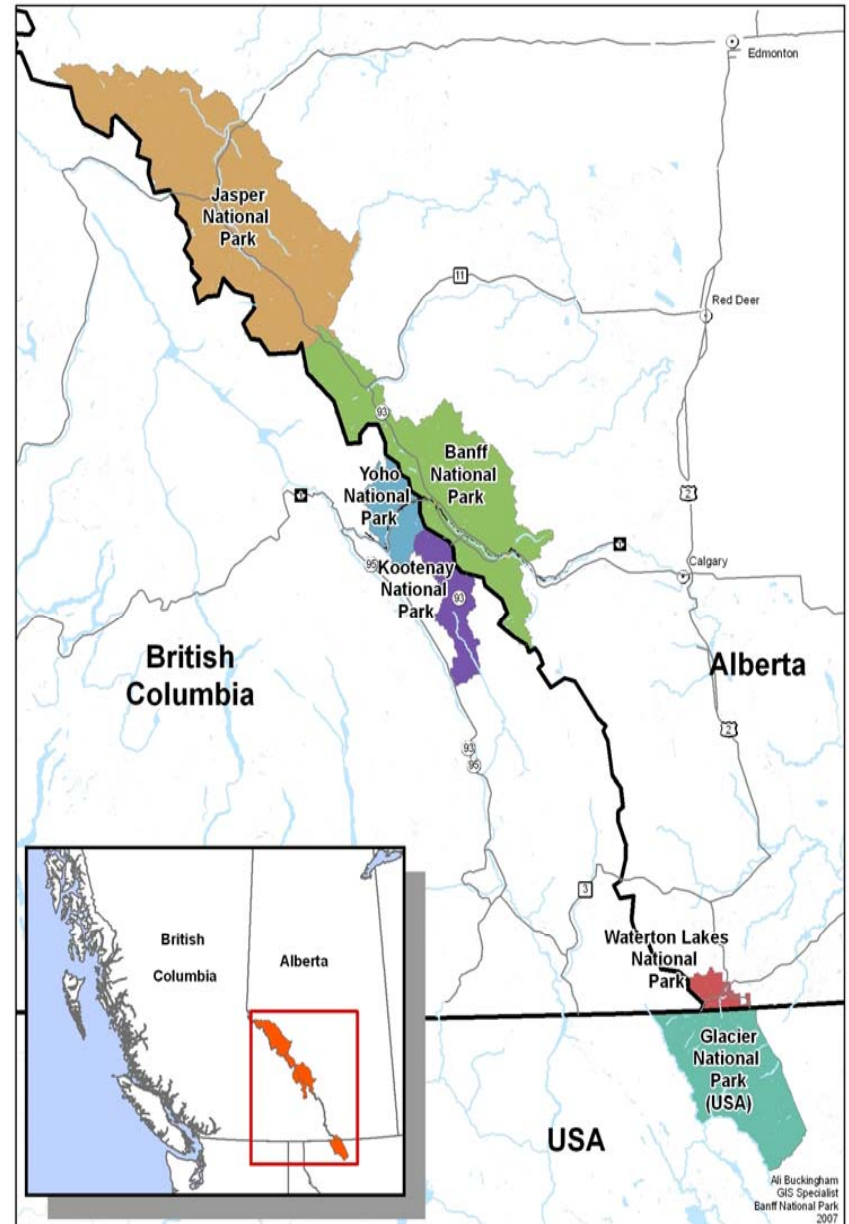
Presence, Extent and Impacts of International Land Ownership for the National Park Gateway Community of Canmore, Alberta

Town of Canmore, Partnership:

2006 Second Home Ownership Survey of Canadian Market in Canmore, Alberta

Key Emphases

- **new forms of conflict centered on foreign property ownership in some locations;**
- **characteristics, needs and behaviors of key stakeholders;**
- **how communities are managing this phenomenon (e.g. strategies, governance and policies, planning, methods and tools)**



Design of Questions

1. Place/Country of residence;
2. Previously a Canmore resident;
3. Canadian citizenship;
4. Length of ownership;
5. Do you rent residence and if so how many groups;
6. Average period of rental;
7. Family use of property;
8. Times used;
9. How many people;
10. Type of uses of property;
11. Occupation and ages;
12. Owner number and gender;
13. Intended future uses;
14. Importance of recreation and leisure needs;
15. Priority of concerns;
16. Association to development;
17. When interested in buying;
18. Scale importance of attributes;
19. Importance of amenities;
20. More than one residential property;
21. Zone and District for Spatial Data Input.

Requested by Town of Canmore
Specific to Mount Royal Study

Survey Design and Returns

CANADA

N=642 R=328 RR=51.09%

UNITED STATES

N=269 R=137 RR=51.93%

UNITED KINGDOM

N=112 R=48 RR=42.86%

OTHER FOREIGN

N=75 R=17 RR=22.67%

Origin Countries of Foreign Market

- Germany
- **Australia**
- **Singapore**
- **Bermuda**
- USVI-St.John
- **France**
- **Japan**
- Cayman Islands
- Hong Kong
- BVI-Tortola
- Switzerland
- **New Zealand**
- Netherlands
- **British West Indies**
- Barbados
- Austria
- United Arab Emirates
- Belgium
- **Ghana**
- Kazakhstan
- Luxembourg
- South Korea
- **South Africa**
- China
- Thailand
- **Indonesia**
- Saudi Arabia
- Nepal
- **Norway**

Market	General	Stronger	Weaker
Canada	<ul style="list-style-type: none"> -R3 Dwelling Types 32.5% -Calgary Owners 53.5% -Edmonton Owners 12.9% -Couples and Families -High Weekend Use 	<ul style="list-style-type: none"> -Get-a-way 55.3% -Recreational property 52.3% 	<ul style="list-style-type: none"> - Rental Property 20.9% -Investment Property 39.1%
United States	<ul style="list-style-type: none"> -R3 Dwelling Types 38.4% -California, Texas and Florida Ownership 46% -Couples and Families -Seasonal Use 	<ul style="list-style-type: none"> -Used as get-a-way 65.6% -Eventual second retirement home 47.7% -Recreational Property 44.5% 	<ul style="list-style-type: none"> -Rental Property 18.8%
United Kingdom	<ul style="list-style-type: none"> -R3 Dwelling Types 30% -Countries all over UK -Couples and Families 	<ul style="list-style-type: none"> -Used as a get-away 50%+ -Investment Property 39.1% 	<ul style="list-style-type: none"> -Recreational Property 32.6% -Rental Property 21.7%
Other Foreign	<ul style="list-style-type: none"> -R3 Dwelling Types 38.4% -Small Sample Size -Adults - Previous Canmore Residents 16.7% 	<ul style="list-style-type: none"> -Retirement Home 66.7% -Investment Property 50%+ 	<ul style="list-style-type: none"> -Get-a-way 22.2% -Recreational Property 27.8%

Years of Ownership (Trends)

Canadians:

1. After Winter Olympics 1988 decreasing 1992.
2. Beginning 2000 with peak in 2004 and declining market in 2005, 2006.

Americans:

1. Beginning 2000 with increase in 2001 slight decline 2002 with peak in 2004 and declining market in 2005, 2006.

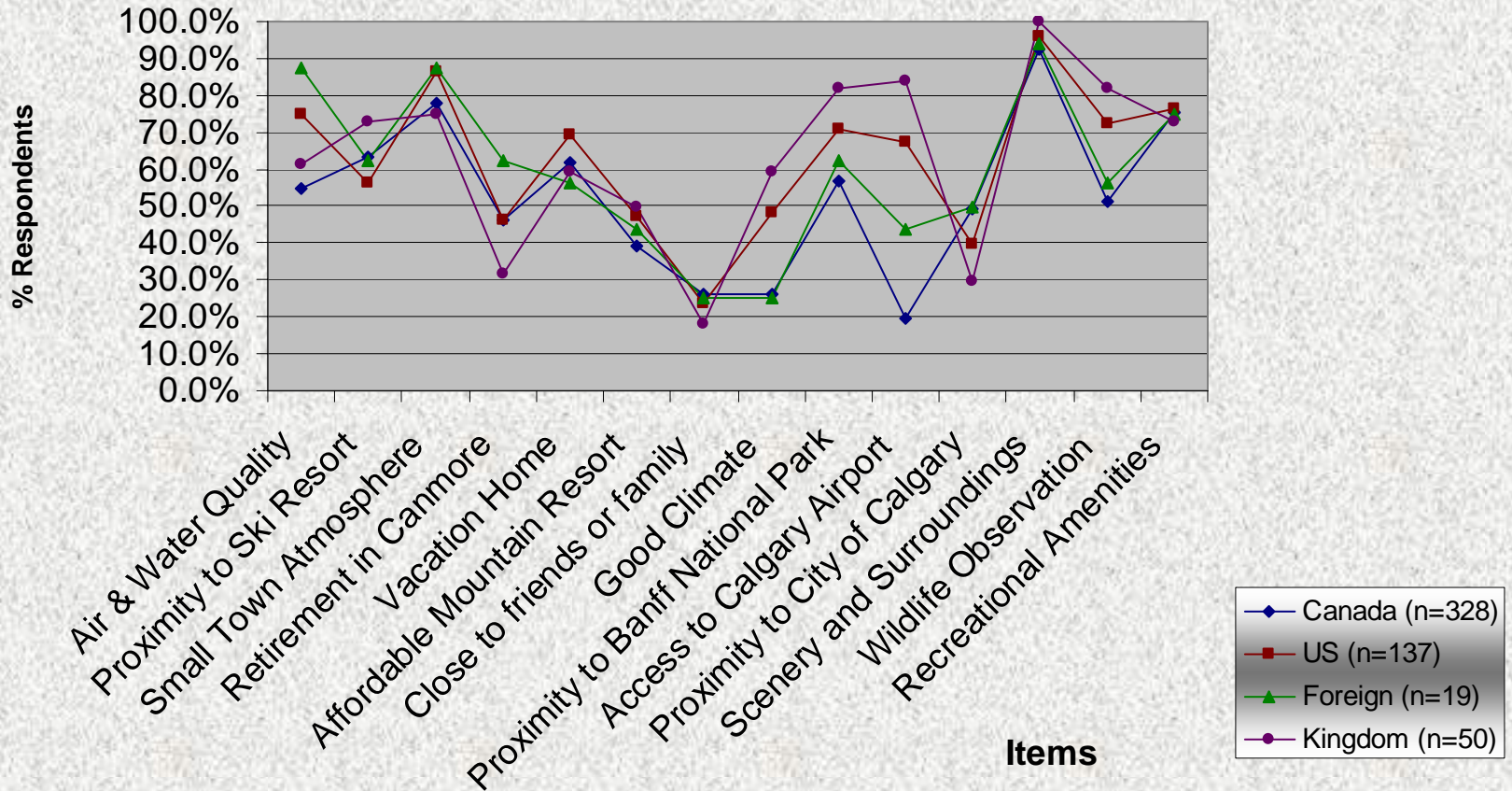
United Kingdom:

1. Beginning in 2002 and remaining strong until 2005. Rapid drop in ownership 2006.

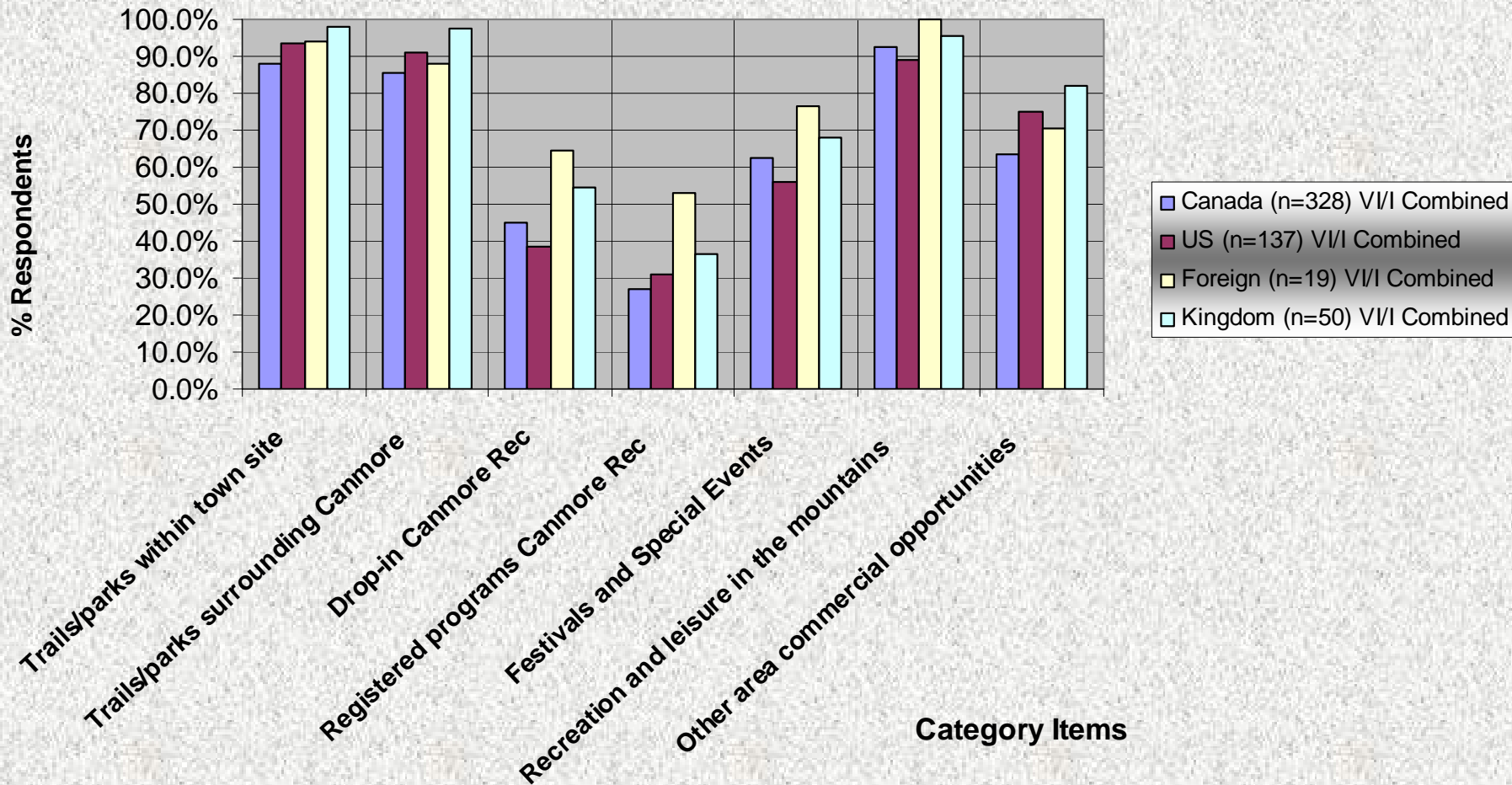
Other Foreigners:

1. Beginning in 1998 with strong increases in 2004 and 2005 and decline 2006.

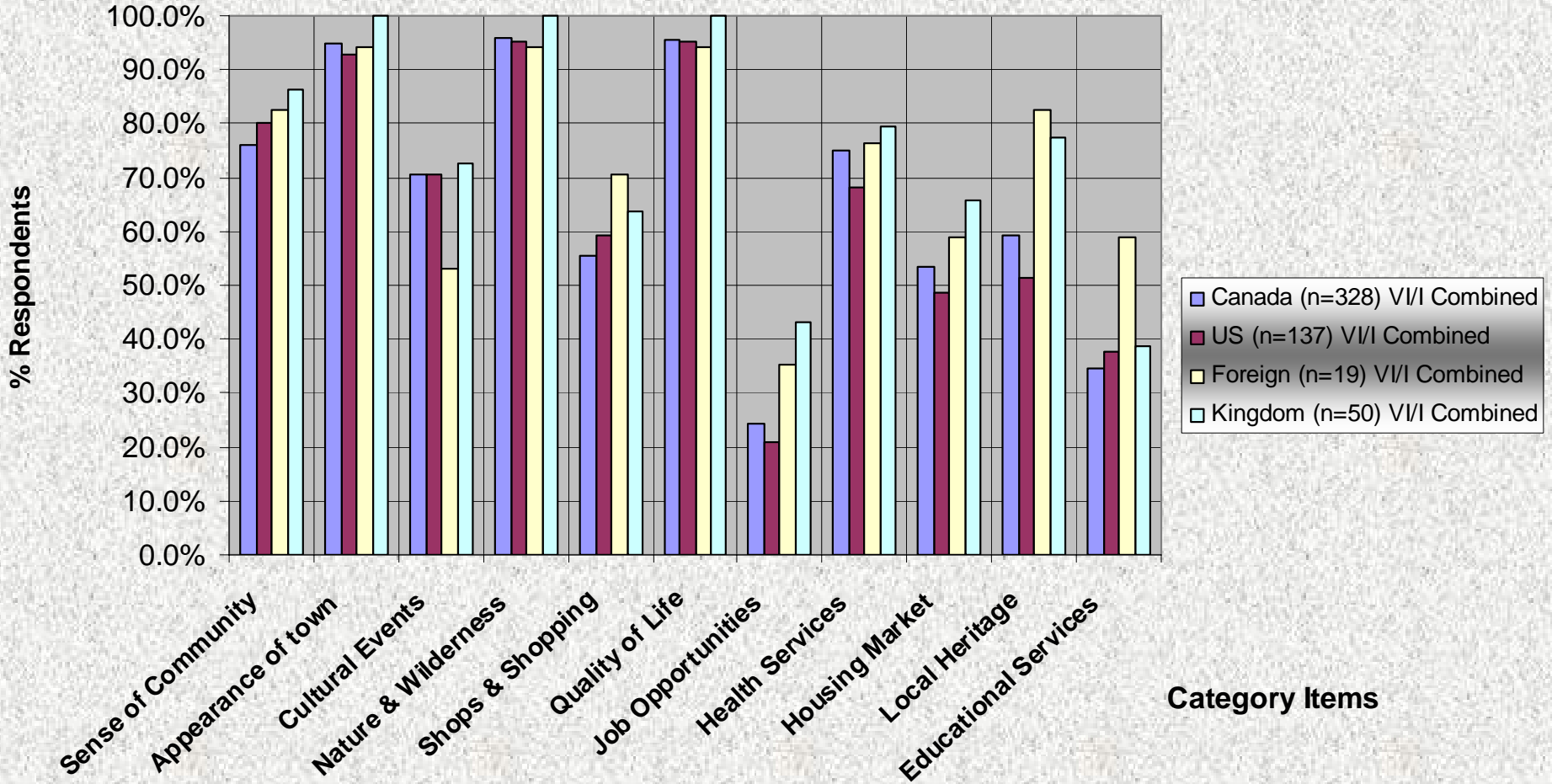
Important Attributes for Purchase (By Market)



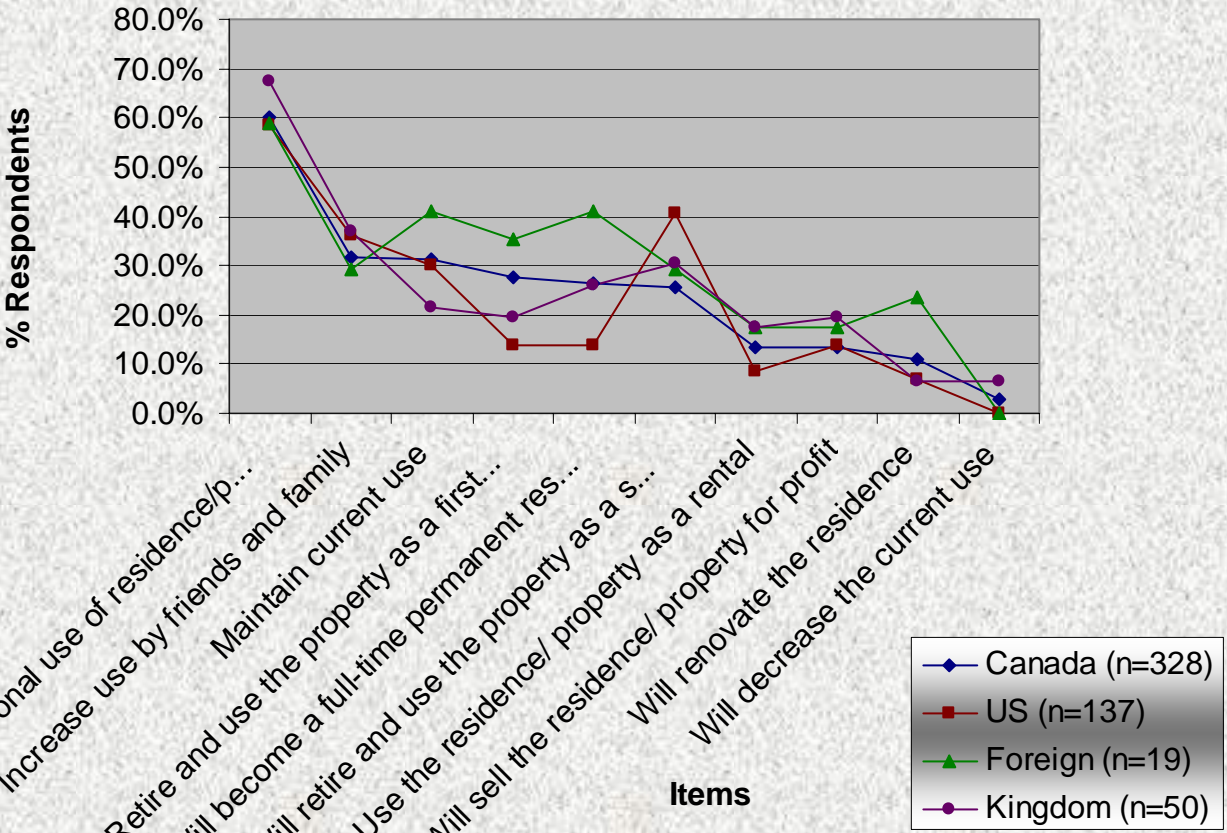
Importance of Resources (By Market)



Community & Personal Needs (By Market)



Intended Future Use (By Market)



Acknowledgements

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- **Ali Buckingham**, GIS Specialist Banff National Park, Regional Map.

Overall Impressions

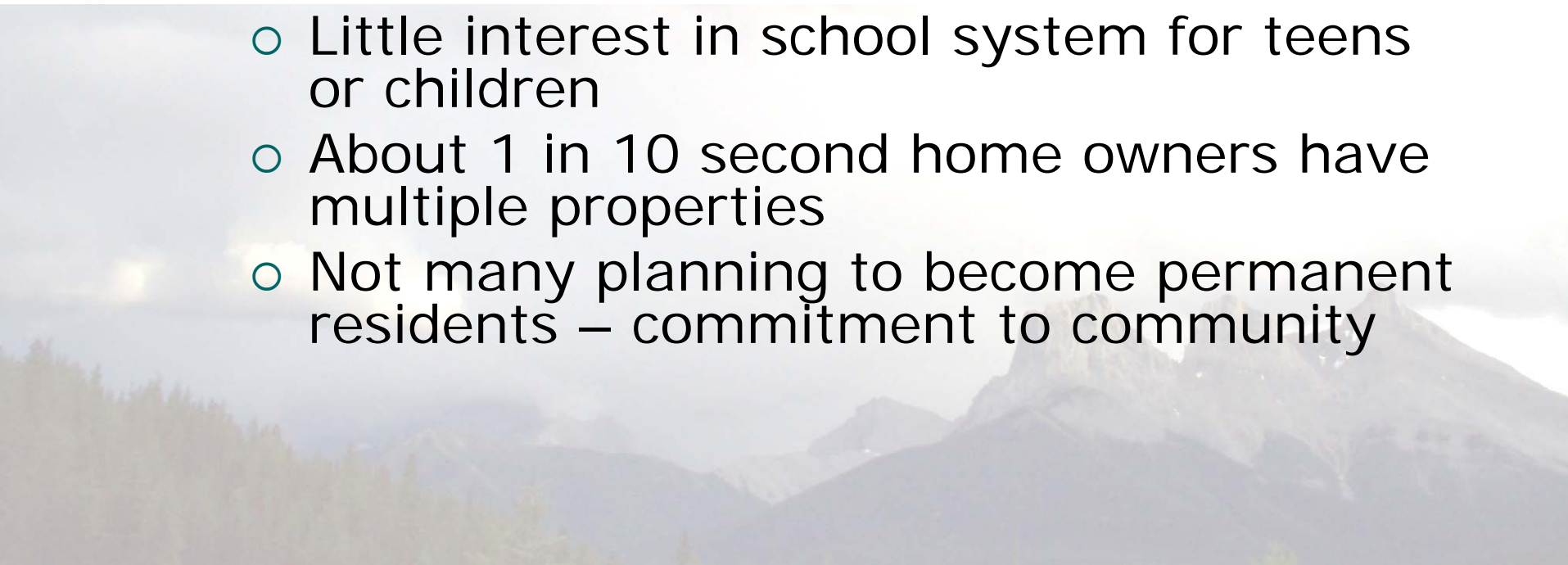
- Some confirmations
 - Affluent, older, semi retirees
- Some surprises
 - Are not planning on retiring here
 - Absence of involvement in labour pool
 - Numbers of UK Second Homers

Overall Impressions

- Second homers want to recreate, relax & enjoy nature and the scenery;
- Not in Canmore to work or become involved in community issues;
- Not planning on moving here permanently in large numbers although Americans will have second retirement properties;
- Current trends will continue in the short term but strong declining second home markets in 2005 and 2006.



Overall Similarities

- Interests in wilderness and nature and quality of life
 - Strong interest in trails and parks
 - Geographically unpredictable within the town-site
 - Little interest in school system for teens or children
 - About 1 in 10 second home owners have multiple properties
 - Not many planning to become permanent residents – commitment to community
- 

Overall Differences

- **Demographics**
 - **Baby-boomer couples or families 40-65 years**
 - **Growth rates**
 - **<2% permanent**
 - **>20% second homers**
- **Highest proportion are in townhouses(R3) 30/40%**
- **Lesser interest in community issues**
 - **Affordable housing**
 - **Recreation Centre or programmed events**
- **Second homes have little interest in job market & no connections to the business community**
- **Canadians have high personal use and do not have high family and friends use of homes**
 - **Over 25% of UK and 40% of foreign owners do not use their residences**

Dealing with the Implications

- How to engage Second Homers?
 - Even if you can reach them
 - Apathy, lack of interest
 - Switzerland to Kazakhstan
- How to persuade Second Homers to participate?
 - What methods?
- How to plan when 30-40% of the population is unconcerned?

Dealing with the Implications

- Second Homers not involved in the local economy
- How do we sustain the local economy?
 - Demanding services
 - Static labour pool
 - Increasing levels of luxury demands
- Where will these employees come from?
 - Service sector employees cannot afford housing
 - Daily migrants and commuter employees
 - Immigrants (*culture & language issues*)

Dealing with the Implications

- NIMBYism - Minimal future development
 - Especially if real estate values / investment incentive become more of a concern
- Concerns with:
 - Wilderness / nature
 - Type, rate of growth
- Desire to freeze the place in the time

Dealing with the Implications

- Provincial grant system
- Grants based on permanent population
 - \$257 +/- per capita
 - \$1 million “gap” in 2006
- Infrastructure needed regardless
- Grant “gap” will widen as Second Homers increase

Dealing with the Implications

- Little need to plan for a retiree influx
 - social services
 - health services
 - recreational services and facilities
 - cultural facilities
- What new facilities should be provided?
 - Difficulty of determining demands
 - Differing demands

Dealing with the Implications

- Housing demands will continue
 - SH will continue to outbid locals
 - Prices will continue to increase
 - Secondary suites will not be successful
 - Don't need the mortgage help
- Locals will continue to “cash out” or be displaced
 - Effect on community

Dealing with the Implications

- Many Second Homers do not use their property
 - Vacant streets and neighbourhoods
- Still have to provide services
 - Infrastructure
 - Street cleaning
 - Police / emergency services and false alarms
- Fixed costs to municipality

Dealing with the Implications

CONCLUSIONS

- Difficult to engage Second Homers
 - An objective in the community vision
 - Second Homers not interested in participating?
- Local labour force – economic growth
- Reconsider facility planning
 - Recreation facilities, libraries, cultural centres
- Grant implications & fixed costs
- Sustaining a local community



THANK YOU &

QUESTIONS?

And if possible, some answers.....

