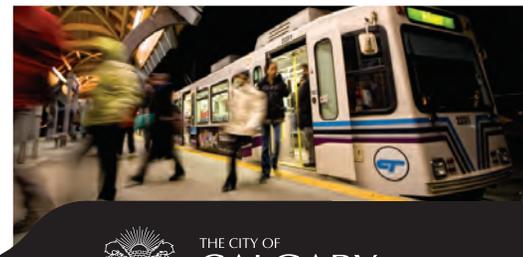




VOLUME 1

Executive Summary of Calgary and Region Socio-Economic Outlook 2010-2020



Executive Summary

Population growth and change

- ▶ Slowing population growth easing growth pressures
 - The 2010 civic census placed the city of Calgary's population at 1,071,600 persons, up from 1,065,500 in 2009, an increase of 6,100 persons. Natural increase was estimated at 10,200 and net migration at -4,200.
 - Calgary experienced net out-migration for the first time in two decades, but rising births led to modest population growth between 2009 and 2010.
 - While overall net migration fell, immigration to Calgary continued at a record level in 2009, even as the number of Temporary Foreign Workers fell.
- ▶ Although population growth slowed, there is an increasing concentration of Calgary's population in new suburbs, as the developing communities accommodated all growth as well as the continued movement of people from established areas.
- ▶ As the baby boomers reach retirement age in 2011, ageing issues are moving to the top of the policy agenda. As the population ages, disability issues are also of growing importance, with disability being the most frequent grounds for human rights complaints.
- ▶ Projection
 - Total population in the city of Calgary is expected to reach 1,153,100 persons in 2015 and 1,233,800 in 2020, up from 1,071,600 in 2010. Total population in Calgary is therefore expected to increase by 162,200 between 2010 and 2020, or by 1.4 per cent annually. In this period, the number of households should increase by roughly 74,500 units.
 - Net migration as a source of population growth is expected to increase in significance. Natural increase, which is defined as total births less total deaths, should fall in absolute amount from 10,000 persons in 2010 to 7,600 in 2020. Foreign immigration will also likely continue to rise.
 - The aggregate growth statistic masks the shift in the individual cohorts over the forecast period. Significant growth should occur in the 60-64 (34,000 persons) and 65-69 (32,000 persons) age groups. The 20-24 (-5,000 persons) and 35-39 (-2,000 persons) cohorts should experience decline.

Completed October 2010

The labour market

- ▶ After a decade of impressive employment gains and a persistent labour shortage, employment growth stalled in Calgary as the effects of the global recession took hold. In 2009 and 2010, unemployment in Calgary continued to rise, while participation in the labour force fell for the first time in many years. Youth, immigrant and Aboriginal workers were particularly hard hit. In this new economic reality, Albertans are working fewer hours, wage growth has stalled, and the quality of employment has dropped.
- ▶ Total employment averaged 737,000 in H1 2010. The job market is expected to show some improvement in H2 2010 and total employment is expected to average 754,000 for that period. Consequently, total employment should average 746,000 for the year.
- ▶ The unemployment rate averaged 7.4 per cent in H1 2010. The forecast is for the unemployment rate to average 7.1 per cent for the entire 2010 before falling to 6.5 per cent in 2011.

Wages and incomes

- ▶ Wages in Calgary increased by 2.7 per cent in 2009, down from 4.9 per cent in 2008. In Alberta, the wage inflation in 2009 was 3.4 per cent, down from 6.1 per cent in 2008. The moderation of the wage inflation rate resulted from the sharp increase in the unemployment rate. A larger number of workers in search of a smaller number of jobs caused employers to offer lower wage increases. In view of the higher unemployment rates, workers accepted lower wage increases.
- ▶ The income and employment challenges brought on by the recession have left many households struggling to meet basic needs such as food and shelter. The current Employment Insurance system is not sufficiently mitigating the impacts of unemployment as many of the unemployed have either exhausted, or are ineligible for, benefits. Retirement incomes are also in jeopardy due to falling values of pension plans and difficulties faced by many workers saving for retirement.
- ▶ After a decade of falling poverty rates, it is believed that poverty rates have begun to rise again with the recession. Families with children remain at a greater risk of poverty, as do women, recent immigrants and Aboriginal people.

The cost of living

► Inflation

- Consumers paid 0.1 per cent less for goods and services in 2009, down from 3.2 per cent a year earlier. July 2010 inflation rate - twelve month moving average- was estimated at 0.4 per cent, down from 1.3 per cent in July 2009. Excess capacity in various markets, such as housing and labour kept the inflation rate modest.
- The consumer price inflation rate is expected to increase by 0.8 per cent in 2010 and 2.5 per cent in 2011. Inflation rates are expected to increase as the region's spare capacity becomes exhausted.

► Housing affordability

- While the economic situation of many Calgary households deteriorated over the past year, recent housing affordability challenges eased. As the economy cooled and population growth in Calgary slowed, the average apartment rent fell and vacancy rates began to rise after reaching record low levels in previous years. Rental stock, however, continued to dwindle as rental units continued to be converted to condominiums, while little new rental construction was initiated. Despite moderating rents and higher vacancy rates, housing remains relatively unaffordable for Calgary's lowest wage workers. As a result, homelessness continues to increase in the city.

- New house construction costs are expected to rise about 2.5 per cent per year over the forecast horizon. In the earlier years of the forecast materials costs and regulatory compliance should be responsible for the cost increases. By the end of the forecast, wage inflation from tight labour markets should contribute to the rising construction costs.

► Interest rates and household debt

- High household debt has constrained household spending. Given the current weak labour market, stagnant income and high level of household debt, debt challenges will likely continue to plague financially constrained households, and bankruptcies will continue to rise. This may be exacerbated by expected increases in interest rates leaving many households in precarious financial circumstances.

Voluntary sector under strain from increased demand and reduced funding

- Reduced individual and corporate giving, coupled with constrained public funding is placing financial stress on organizations.
- Demand for the services of voluntary organization has risen dramatically due to the impact of the recession.

Persistent community infrastructure deficit limits cultural and recreational participation

- ▶ An ongoing shortage of exhibit and performance space is hindering arts and cultural development. Aging recreational infrastructure, coupled with a lack of new facilities in developing communities, limits recreational participation and levels of physical activity. Competition for infrastructure investments is likely to emerge between new and aging infrastructure in developing and established communities.

Public safety improving but concerns remain

- ▶ Calgary remains a relatively safe city with crime rates continuing their long term downward trend, a trend which is likely to continue given the aging population.
- ▶ A national survey suggests self reported victimization in Calgary remains above the national average, with declining crime reporting, although a local survey suggests far higher reporting rates.
- ▶ Social disorder is an emerging area of focus by The Calgary Police Service and By-law Services due to its influence on public fear of crime.
- ▶ Certain types of crimes in Calgary, such as domestic violence, organized crime and hate / bias crime, are a cause for concern due to their broad societal impacts.

Assumptions

Alberta

- ▶ The Alberta economy is expected to grow at a modest pace over the next five years. Real GDP is projected to grow close to 3 per cent in 2010, driven by stronger investment in the energy sector.
- ▶ Relatively high inventory levels in the U.S. combined with a stronger U.S. currency should keep price fluctuations modest in the short term. Crude oil prices are expected to average US\$78 a barrel in 2010. Prices are projected to respond to stronger global economic growth - which would clear the excess supply built up during the recession - and increase to US\$82/bbl in 2011.
- ▶ Natural gas markets have moved into a period of oversupply since the beginning of the 2008/2009 recession. The U.S. recession has resulted in a significant drop in demand for natural gas particularly in the industrial sector. In addition, the production of shale gas in North America has significantly increased supply.
 - In 2011, prices are expected to range between \$5.45/GJ to \$3.61/GJ for an average of \$4.25 in 2011. The U.S. economy is expected to remain weak for most of 2011 and consequently, the demand for natural gas is expected to remain weak. Price should fall in this type of market. Low prices should result in reduced drilling activity.

- Stronger economic growth in 2012 should result in natural gas prices ranging between \$5.45/GJ to \$4.83/GJ for an average of \$5.14/GJ. The reduction of drilling in 2011 and the increase in consumption arising from increased economic growth should result in a reduction in inventory levels and this should push prices upwards.

Canada

- ▶ The Canadian GDP is expected to grow by 3.2 per cent in 2010 and decelerate to 2.5 per cent in 2011, before trending down to the long-term rate of growth at 2.2 per cent in 2015-2020.
- ▶ The Bank, however, is expected to suspend further tightening until 2011, given the slower than expected Q2 2010 growth in Canada and the moderation in the global growth in the H2 2010 and 2011.
- ▶ The value of the Canadian dollar should remain at the current level for the forecast period, which is beneficial for business investments in machinery and equipment.

United States

- ▶ The real GDP growth in the U.S. is expected to average 2.8 per cent in 2010 and 2.4 per cent in 2011, trending towards the long-term rate of growth at 2.5 per cent in the rest of forecast period.
- ▶ The Federal Reserve (Fed) decided in August 2010 to keep the target range for the federal funds rate at 0 to 0.25 per cent, concerned about the slow-down of output growth and high unemployment. Given current low rates of resource utilization, low inflation and subdued inflation expectations, the Fed is likely to maintain exceptionally low levels of the federal funds rate for an extended period, until Q4 2011.

Global Economy

- ▶ After a strong first half in 2010, global economic growth decelerated in the second half of this year in response to the ending of fiscal stimulus and inventory adjustment.
- ▶ The economy should grow at multi-speeds making it challenging for different governments to coordinate macroeconomic policies. Much of the advanced world is having a sluggish U-shaped recovery, while emerging markets are experiencing V-shaped recoveries.
- ▶ On average, world output is expected to increase by 3.8 per cent in 2010, and 4.0 per cent in 2011. By 2013, world output should grow at potential of around 4.5 per cent.

Commodity Prices

- ▶ In the second half of 2010, commodity prices should be supported by emerging economy growth and low interest rates.
- ▶ In 2011, gradual improvements in global demand and money velocity should keep commodity prices increasing.

Forecast Risks

The forecast is always subject to both upside and downside risks.

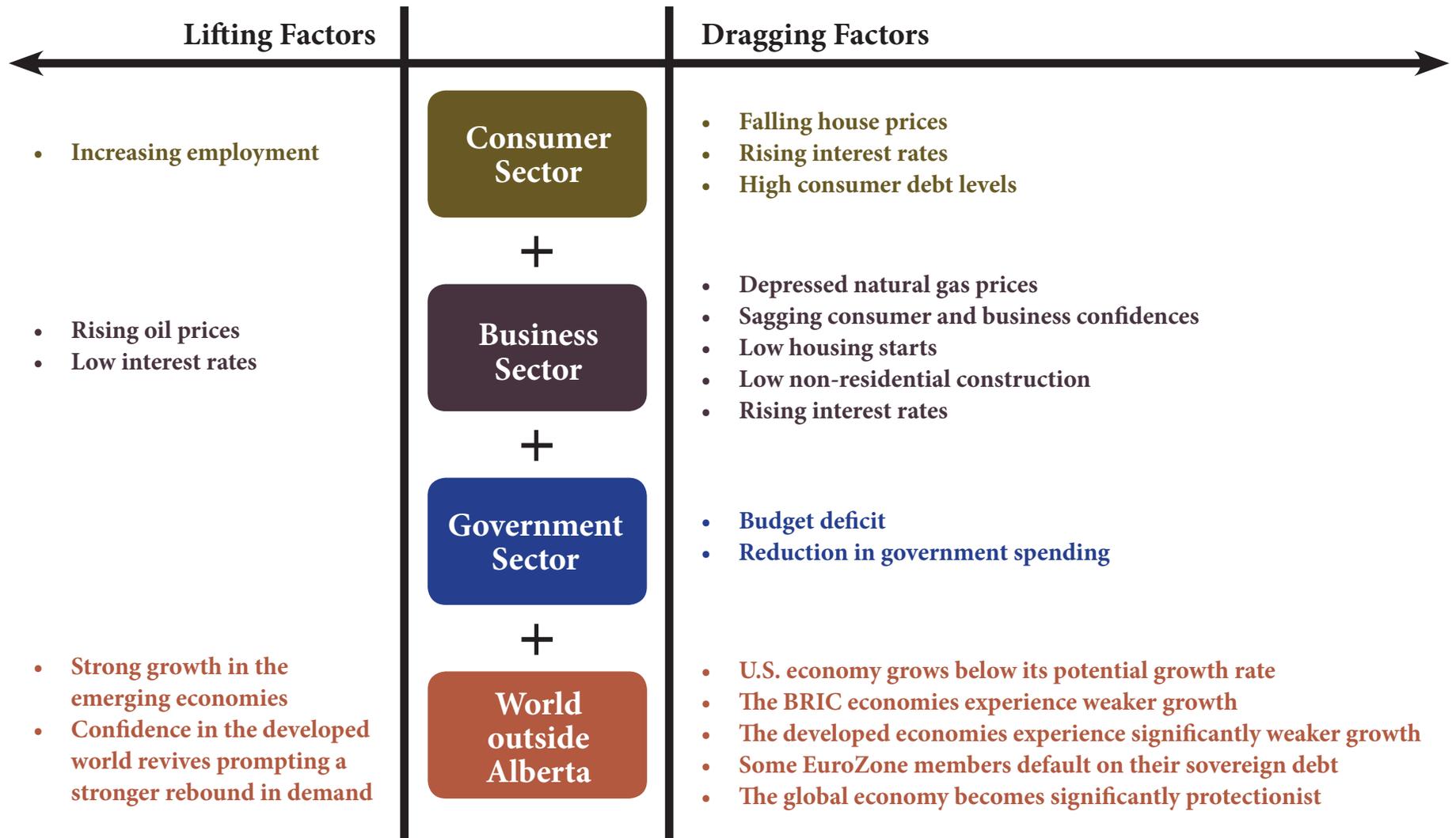


Table 1: Key economic indicators

Rest of the World, United States, Canada, Alberta and Calgary Economic Region												
FORECAST UPDATED: September 2010		BASE FORECAST										
ASSUMPTIONS	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Global Economy												
World Gross Domestic Product (annual % change)	-0.6	3.8	4.0	4.4	4.6	4.5	4.6	4.3	4.3	4.4	4.4	4.4
The United States												
U.S. Real Gross Domestic Product growth (chained 2000 dollar) (%)	-2.4	2.8	2.4	3.0	2.9	2.9	2.8	2.8	2.6	2.5	2.5	2.5
Canada												
Canada Real Gross Domestic Product growth, (chained 2002 dollar) (%)	-2.5	3.2	2.5	2.9	2.8	2.6	2.4	2.3	2.2	2.2	2.2	2.1
Prime Business Loan Rate (%)	2.4	2.6	3.7	5.4	6.1	6.4	6.4	6.4	6.1	6.1	6.1	6.1
Canadian/US. Exchange Rate (US\$/Cdn\$)	0.88	0.96	0.98	0.98	0.97	0.96	0.94	0.93	0.94	0.94	0.94	0.94
Alberta												
Gross Domestic Product (%)	-2.6	3.0	3.7	3.5	3.5	3.0	2.9	2.9	2.9	2.9	2.9	2.9
Total Employment Growth (%)	-1.0	0.7	2.1	1.8	2.2	2.0	1.8	1.8	1.8	1.8	1.8	1.8
Unemployment Rate (%)	6.3	6.8	6.2	5.6	5.0	4.5	4.0	4.0	4.0	4.0	4.0	4.0
Housing Starts ('000 Units)	19.9	25.1	22.7	19.4	21.5	18.5	14.0	14.0	14.0	14.0	14.0	14.0
Inflation Rate (%)	-0.6	1.6	2.2	2.0	1.9	2.0	2.3	2.3	2.3	2.3	2.3	2.3
Crude Oil Price - WTI (US\$/bbl)	62.0	78	82	87	91	94	96	96	96	96	96	96
Alberta Power Pool Prices (\$/MWh)	49.5											
Alberta Natural Gas Price - AECCO/NIT (Cdn\$/GJ)	3.78	4	4	5	5	5	5	5	5	5	5	5
FORECAST												
Calgary Economic Region (CER)												
Gross Domestic Product (%)*	-2.1	1.6	3.3	4.2	3.8	3.5	3.4	3.2	3.1	3	2.9	2.9
Total Population**	1,296	1,321	1,333	1,350	1,370	1,396	1,422	1,446	1,467	1,487	1,505	1,522
Total Employment ('000 Persons)	752	746	758	781	804	826	847	867	886	904	921	937
Total Employment Growth (%)	-0.5	-0.8	1.6	3.0	2.9	2.7	2.5	2.4	2.2	2.0	1.9	1.7
Unemployment Rate (%)	6.3	7.1	6.5	5.2	4.7	4.2	3.7	3.2	3.2	3.1	3	3.2
Inflation Rate (%) (CMA)	-0.1	0.8	2.5	2.9	2.8	2.9	2.8	2.9	2.9	3	3.2	3.2
Building Permits (\$billion)	4.5	3.8	4.1	4.2	4.4	4.4	4.7	4.5	4.6	4.5	4.4	4.4
<i>Low Forecast</i>	<i>N/A</i>	<i>3.6</i>	<i>3.9</i>	<i>3.9</i>	<i>4.0</i>	<i>3.9</i>	<i>4.0</i>	<i>3.8</i>	<i>3.7</i>	<i>3.4</i>	<i>3.2</i>	<i>2.9</i>
<i>High Forecast</i>	<i>N/A</i>	<i>3.9</i>	<i>4.3</i>	<i>4.4</i>	<i>4.8</i>	<i>4.9</i>	<i>5.3</i>	<i>5.3</i>	<i>5.5</i>	<i>5.5</i>	<i>5.6</i>	<i>5.8</i>
Housing Starts ('000 Units) CMA	6.3	8.4	9.0	9.6	9.6	10.8	9.6	9.6	9.6	9.6	9.6	8.4
Non-Residential Building Price Inflation	-7.7	-4.6	-0.3	8.4	4.0	3.0	8.6	4.2	2.6	2.7	1.1	2.2

Numbers may not add up due to rounding

* Source: Centre for Spatial Economics, Corporate Economics

** Total population, census divisions and census metropolitan areas, 2001 Census boundaries

Table 2: City of Calgary Key economic indicators

FORECAST UPDATED: September 2010		BASE FORECAST										
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
DEMOGRAPHY												
Total Population ('000 Persons)	1,065	1,072	1,082	1,095	1,112	1,132	1,153	1,172	1,190	1,205	1,220	1,234
<i>Total Population Growth (%)</i>	2.2	0.6	0.9	1.2	1.5	1.8	1.9	1.6	1.5	1.3	1.2	1.1
Net Migration ('000 Persons)	12.9	0.0	4.0	7.0	11.0	12.0	10.0	8.4	7.4	6.4	6.0	6.0
REAL ESTATE												
Residential market												
Housing Starts ('000 units)	5.0	7.0	7.5	8.0	8.0	9.0	8.0	8.0	8.0	8.0	8.0	7.0
New House Price Inflation (%)	-6.7	0.5	6.2	3.2	2.5	0.6	3.7	2.7	1.1	1.1	-0.4	1.3
Total Building Permits mid point (\$billions)	3.7	3.1	3.4	3.4	3.6	3.6	3.8	3.7	3.8	3.7	3.6	3.6
<i>Low Forecast</i>		2.9	3.2	3.2	3.3	3.2	3.3	3.1	3.0	2.8	2.6	2.4
<i>High Forecast</i>		3.2	3.5	3.6	3.9	4.0	4.3	4.3	4.5	4.5	4.6	4.7

Numbers may not add up due to rounding

Table 3: City of Calgary Population Projection

City of Calgary

FORECAST COMPLETED: August 2010

(Persons except rates)	BASE FORECAST										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total population	1,071,600	1,081,600	1,095,100	1,111,700	1,132,000	1,153,100	1,172,000	1,189,500	1,205,000	1,219,900	1,233,800
Total net migration	0	4,000	7,000	11,000	12,000	10,000	8,400	7,400	6,400	6,000	6,000
Total natural increase	10,000	9,700	9,500	9,300	9,100	9,000	8,800	8,500	8,300	7,900	7,600
Total births	16,200	16,100	16,000	16,000	16,100	16,200	16,300	16,300	16,300	16,200	16,200
Total deaths	6,200	6,300	6,500	6,700	7,000	7,200	7,500	7,800	8,000	8,300	8,600
Total population growth rate	0.6%	0.9%	1.2%	1.5%	1.8%	1.9%	1.6%	1.5%	1.3%	1.2%	1.1%

Table 3: City of Calgary Population Projection (continued)

Population by five-year cohort

(Ages)	BASE FORECAST										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
0-4	63,300	67,400	71,100	74,500	77,900	81,200	81,300	81,400	81,500	81,600	81,700
5-9	64,300	63,700	63,200	63,400	63,900	64,600	69,100	73,000	76,400	79,600	82,600
10-14	65,300	64,700	65,100	65,400	66,200	66,800	66,900	66,700	66,800	67,000	67,300
15-19	69,000	67,900	67,300	67,200	67,500	67,600	67,700	68,400	68,900	69,300	69,500
20-24	76,600	75,400	74,300	73,500	72,700	72,000	71,600	71,400	71,200	71,000	70,700
25-29	76,300	76,200	76,600	77,400	78,600	80,000	79,900	79,300	78,700	77,300	76,000
30-34	81,400	79,800	78,900	78,400	78,700	79,200	80,000	80,800	81,700	82,500	83,300
35-39	85,400	84,700	84,600	84,100	84,300	84,200	83,600	83,100	82,600	82,500	82,400
40-44	82,300	83,700	85,000	86,200	87,100	87,900	88,100	88,400	88,000	87,800	87,200
45-49	89,100	86,800	84,900	83,500	82,900	83,500	85,500	87,100	88,300	89,000	89,400
50-54	86,400	88,400	89,400	90,400	90,800	90,300	88,600	87,000	85,600	84,700	85,000
55-59	69,400	73,000	76,900	80,400	83,800	86,800	89,400	90,700	91,700	91,800	90,900
60-64	52,400	55,400	57,600	60,500	64,300	68,800	72,700	76,800	80,200	83,400	86,000
65-69	35,600	37,700	41,300	44,800	48,100	51,200	54,500	56,800	59,500	63,100	67,100
70-74	26,000	26,900	28,000	29,900	31,700	33,800	36,000	39,600	42,800	45,700	48,500
75-79	21,000	21,200	21,600	21,900	22,600	23,300	24,300	25,400	27,000	28,600	30,400
80-84	15,300	15,900	16,300	16,700	16,900	17,200	17,500	17,900	18,100	18,600	19,100
85-89	8,600	9,000	9,200	9,700	10,000	10,600	11,000	11,300	11,500	11,700	11,800
90+	3,900	3,800	3,800	3,800	4,000	4,100	4,300	4,400	4,500	4,700	4,900
Total	1,071,600	1,081,600	1,095,100	1,111,700	1,132,000	1,153,100	1,172,000	1,189,500	1,205,000	1,219,900	1,233,800

Numbers may not add up due to rounding

UPDATED BY CORPORATE ECONOMICS, SEPTEMBER 2010

Table 4: Calgary Economic Region Population Projection

Calgary Economic Region

FORECAST COMPLETED: August 2010

(Persons except rates)	BASE FORECAST										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total population	1,320,500	1,332,800	1,350,000	1,370,300	1,395,800	1,421,900	1,445,500	1,466,900	1,486,700	1,504,900	1,522,200
Total net migration	0	5,000	8,800	13,800	15,000	12,500	10,500	9,300	8,000	7,500	7,500
Total natural increase	12,300	12,000	11,700	11,500	11,300	11,100	10,800	10,500	10,200	9,800	9,400
Total births	20,000	19,800	19,700	19,700	19,900	20,000	20,100	20,100	20,100	20,000	20,000
Total deaths	7,600	7,800	8,000	8,300	8,600	8,900	9,200	9,600	9,900	10,200	10,600
Total population growth rate	2.2%	0.9%	1.3%	1.5%	1.9%	1.9%	1.7%	1.5%	1.3%	1.2%	1.1%

Table 4: Calgary Economic Region Population Projection (continued)

Population by five-year cohort

(Ages)	BASE FORECAST										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
0-4	78,000	83,100	87,700	91,800	96,100	100,100	100,200	100,400	100,600	100,700	100,800
5-9	79,200	78,500	77,900	78,100	78,800	79,700	85,200	90,000	94,200	98,200	101,900
10-14	80,500	79,700	80,200	80,700	81,600	82,400	82,500	82,300	82,500	82,600	83,000
15-19	85,000	83,600	83,000	82,900	83,200	83,400	83,500	84,400	85,000	85,500	85,800
20-24	94,400	92,900	91,500	90,600	89,600	88,800	88,400	88,000	87,800	87,600	87,200
25-29	94,100	94,000	94,400	95,400	97,000	98,700	98,600	97,900	97,100	95,400	93,800
30-34	100,300	98,400	97,300	96,600	97,000	97,600	98,700	99,700	100,800	101,800	102,800
35-39	105,200	104,400	104,200	103,700	103,900	103,900	103,100	102,500	101,900	101,800	101,700
40-44	101,400	103,200	104,800	106,300	107,300	108,300	108,700	109,100	108,600	108,300	107,600
45-49	109,800	107,000	104,600	103,000	102,200	103,000	105,400	107,400	108,900	109,700	110,300
50-54	106,400	109,000	110,200	111,400	112,000	111,300	109,200	107,200	105,600	104,500	104,800
55-59	85,500	89,900	94,800	99,100	103,300	107,000	110,300	111,800	113,100	113,300	112,200
60-64	64,500	68,300	71,000	74,500	79,300	84,800	89,700	94,600	98,900	102,800	106,000
65-69	43,900	46,400	51,000	55,200	59,300	63,100	67,200	70,100	73,400	77,800	82,800
70-74	32,000	33,100	34,600	36,800	39,100	41,700	44,400	48,800	52,800	56,400	59,800
75-79	25,900	26,100	26,600	27,000	27,900	28,800	30,000	31,300	33,400	35,300	37,500
80-84	18,900	19,500	20,100	20,600	20,900	21,200	21,600	22,000	22,300	23,000	23,600
85-89	10,600	11,000	11,400	11,900	12,400	13,000	13,500	14,000	14,200	14,400	14,600
90+	4,900	4,700	4,700	4,700	4,900	5,100	5,300	5,400	5,600	5,800	6,000
Total	1,320,500	1,332,800	1,350,000	1,370,300	1,395,800	1,421,900	1,445,500	1,466,900	1,486,700	1,504,900	1,522,200

Numbers may not add up due to rounding

UPDATED BY CORPORATE ECONOMICS, SEPTEMBER 2010

Table 5 - Selected Commodity Prices

FORECAST UPDATED: September 2010	BASE FORECAST											
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Construction Commodities												
Iron and steel products	-4.9	-2.4	3.6	-1.6	4.1	1.6	3.4	2.6	1.8	4.8	6.9	6.2
Aluminum products	-20.5	-5.0	2.2	2.3	3.4	2.6	3.8	2.4	8.6	19.7	-13.2	7.5
Wood	-6.1	-1.5	0.3	1.8	2.8	3.0	2.2	11.3	5.8	-3.8	-13.9	-4.9
Asphalt**	-24.5	-2.1	-10.5	-7.1	-0.2	0.5	3.0	5.5	4.7	3.8	2.0	2.0
Operational Commodities												
Rubber	-20.4	45.2	-28.2	3.3	2.4	0.3	4.8	2.1	1.4	1.3	0.4	0.3
Diesel Oil	-31.1	17.9	2.5	4.1	3.6	1.5	5.8	3.2	2.5	2.3	1.4	1.3
Vehicle Parts	5.3	0.3	0.4	0.5	1.3	1.9	6.4	5.8	4.3	3.2	2.8	3.0

Numbers may not add up due to rounding

** Based on Ontario Ministry of Transportation Asphalt Price Index

Table 6: Total Income of Individuals (\$2008), Calgary (CMA)

	2003	2004	2005	2006	2007	2008	Percentage Change	
							2003-08	2007-08
Average income	40,000	42,000	42,900	47,300	50,500	48,800	22.0%	-3.4%
Median income	28,300	31,700	31,500	33,000	34,400	35,500	25.4%	3.2%

Source: Statistics Canada (2010). Income Trends in Canada.

Table 7: Selected Housing Indicators, Calgary (CMA)

	2004	2005	2006	2007	2008	2009	Percentage Change	
							2004-09	2008-09
Private Rental Market Apartment Vacancy Rates	4.3	1.6	0.5	1.5	2.1	5.3	N/A	N/A
Average Monthly Rent for All Unit Types	\$716	\$723	\$851	\$974	\$1,031	\$991	38.4%	-3.9%
Total Private Market Rental Apartments	42,335	41,416	40,333	38,150	36,858	35,737	-15.6%	-3.0%

Source: Statistics Canada (2010). Income Trends in Canada.

Table 8: Household Charitable Contributions, Calgary (CMA)

	2003	2004	2005	2006	2007	2008	Percentage Change	
							2003-08	2007-08
Percent of households reporting contributions to charity	68.7%	70.9%	76.6%	80.0%	72.1%	65.9%	-2.8	-6.2
Average total contributions to charity (\$)	954	1,076	1,219	1,307	1,381	944	-1.0%	-31.6%

Source: Statistics Canada (2010). Survey of Household Spending. 2008.

Table 9: Immigrant Landings, Canada and Calgary

	2004	2005	2006	2007	2008	2009	Percentage Change	
							2004-09	2008-09
Canada	235,825	262,241	251,653	236,754	247,243	252,124	6.9%	2.0%
Calgary	9,281	11,047	11,635	10,972	12,689	13,708	47.7%	8.0%
% of Canada	3.9%	4.2%	4.6%	4.6%	5.1%	5.4%	N/A	N/A

Source: Citizenship and Immigration Canada (2010). Personal Communication.

Table 10: Person and Property Crimes, Calgary

	2004	2005	2006	2007	2008	2009
Person Crimes						
Rate / 100,000	975.0	968.4	903.2	799.4	800.3	797.7
Number of Offences	9,104	9,259	8,958	8,153	8,346	8,499
Annual % Change	N/A	1.70%	-3.25%	-8.99%	2.37%	1.83%
Property Crimes						
Rate / 100,000	5,649.0	5,523.1	5,419.1	5,118.6	4,768.1	4,304.8
Number of Offences	52,734	52,805	53,744	52,207	49,726	45,866
Annual % Change	N/A	0.13%	1.78%	-2.86%	-4.75%	-7.76%

Source: Calgary Police Service (2010). Annual Statistical Report 2005-2009.

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Executive Summary of Calgary and Region Socio-Economic Outlook

For more information

Statistical data and interpretation of trends described in this Executive Summary are included in:

Volume 2: Economic Outlook 2010-2020

Web address: www.calgary.ca/economy

Volume 3: Social Outlook

Web address: www.calgary.ca/cns