



COMMUNITY PROFILE

DISTRICT OF SQUAMISH

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LOCATION AND GENERAL INFORMATION

I.1 LOCATION

The District of Squamish is located in the southwest corner of the Province of British Columbia, just north of the Greater Vancouver metropolitan area and south of the resort community of Whistler. It sits in a spectacular natural setting at the north end of Howe Sound and is serviced by a deepwater port, BC Rail, Highway 99 (the Sea-to-Sky Highway), and a general aviation airport.



I.2 HISTORY

The name Squamish is adapted from Sko-mish, the name of the native nation that occupied the valley for at least 5,000 years. The name has a general meaning of "strong wind" or "birthplace of the winds" in Coast Salish, and is testimony to the winds that rise from the south before noon and blow steadily until dusk.

The Squamish Nation had settlements throughout the Squamish and Cheakamus valleys and along Howe Sound. Settlements were often seasonal as native fishermen and hunters followed the food sources. The first contact between the Squamish Nation and European explorers was in 1792 when Captain Vancouver sailed up Howe Sound and traded with the local Sko-mish people.

The first permanent settlers from the prairies arrived in 1888 to farm at the northern end of Howe Sound. Many other settlers relocated to the Squamish Valley in the ensuing years and by the early 20th century, forestry had surpassed agriculture as the primary economic activity.

Squamish was accessible from Vancouver only by boat until the completion of the Pacific Great Eastern Railway in 1956, followed by the Squamish Highway (now called the Sea to Sky Highway) in 1958. Starting in the late 1960s and 1970s, the growth of the ski resort at Whistler has vastly increased the number of people passing through Squamish and the community's own reputation as a world-class site for outdoor recreation has developed.

Today, Squamish remains tied to its forest industry past, but will also experience continued growth and change. Emerging opportunities exist in education, environmental technologies, tourism, transportation and manufacturing, while the spinoff effects of the 2010 Winter Olympic Games and continued growth in Whistler will also influence the future.

Squamish has grown to an estimated 2003 population of just under 15,000 people spread over 95.4 square kilometers (36.8 square miles).

I.3 CLIMATE

It has a moderate West Coast climate with mild, wet winters and warm, dry summers.

CLIMATE AVERAGES

Average High Temperature - January	2.9 Celsius	37.2 Fahrenheit
Average Low Temperature - January	-2.5 Celsius	27.5 Fahrenheit
Average High Temperature - July	24.0 Celsius	75.2 Fahrenheit
Average Low Temperature - July	11.3 Celsius	52.3 Fahrenheit
Average Annual Rainfall	2,131.4 millimetres	83.9 inches
Average Annual Snowfall	235.5 centimetres	92.7 inches

Source: Environment Canada

POPULATION AND DEOMOGRAPHICS

2.1 POPULATION

Squamish's estimated 2003 population of just under 15,000 is an increase of about 4,600 people since 1985. Population has increased by 2.1% per year over this time period, which is faster than the British Columbia growth rate of 1.9% per year.

Growth has been much slower throughout the province since 1997, although it is expected to accelerate rapidly in Squamish in the buildup to the 2010 Winter Olympics.

POPULATION ESTIMATE

Year	Population	Population Change	% Change	BC % Change
1985	10,350			
1986	10,532	182	1.8%	1.0%
1987	10,892	360	3.4%	1.5%
1988	11,257	365	3.4%	2.1%
1989	11,646	389	3.5%	2.7%
1990	11,890	244	2.1%	2.9%
1991	12,027	137	1.2%	2.5%
1992	12,435	408	3.4%	2.9%
1993	12,959	524	4.2%	2.9%
1994	13,779	820	6.3%	3.1%
1995	14,279	500	3.6%	2.8%
1996	14,549	270	1.9%	2.4%
1997	14,911	362	2.5%	1.9%
1998	14,999	88	0.6%	0.9%
1999	14,909	-90	-0.6%	0.7%
2000	14,778	-131	-0.9%	0.7%
2001	14,870	92	0.6%	1.0%
2002	14,835	-35	-0.2%	0.9%
2003	14,954	119	0.8%	0.8%

Source: BC Stats population estimates

2.2 REGIONAL POPULATION

Squamish is part of the most dynamic and fastest-growing region in British Columbia. The Squamish-Lillooet Regional District (similar to a US county) grew by an average of 3.2% per year from 1985 to 2003. The larger Lower Mainland region, which also includes the Greater Vancouver and Fraser Valley Regional Districts, has grown by 2.4% per year, which is also faster than the provincial average of 1.9%. Canada grew at a 1.1% annual rate.

The Lower Mainland accounted for 58% of British Columbia's total population in 2003 and has added an average of more than 46,000 people per year since 1985. It has accounted for 71% of provincial growth in this time period.

REGIONAL POPULATION ESTIMATES

Year	Squamish-Lillooet	Lower Mainland* Regional District	BC
1985	19,946	1,585,559	2,974,262
1986	20,491	1,618,547	3,004,074
1987	21,068	1,655,968	3,050,141
1988	21,803	1,706,433	3,115,665
1989	23,517	1,763,037	3,198,547
1990	24,652	1,816,705	3,291,379
1991	25,067	1,863,516	3,373,399
1992	26,292	1,926,233	3,470,307
1993	27,496	1,983,113	3,571,525
1994	29,233	2,047,202	3,681,750
1995	30,771	2,110,513	3,784,008
1996	32,059	2,169,527	3,874,276
1997	33,438	2,224,295	3,948,544
1998	34,109	2,257,833	3,983,077
1999	34,274	2,289,379	4,011,342
2000	34,149	2,319,859	4,039,198
2001	34,534	2,356,133	4,078,447
2002	34,851	2,390,505	4,114,981
2003	35,179	2,418,447	4,146,580
Average Annual Growth	3.2%	2.4%	1.9%
Average Population Increase	846	46,272	65,129
Total Increase 1985-2003	15,233	832,888	1,172,318

* Lower Mainland includes Squamish-Lillooet, Greater Vancouver, and Fraser Valley Regional Districts.

Source: BC Stats population estimates

2.3 POPULATION BY MIGRATION STATUS, 2001

In the five years leading up to 2001, just over half of Squamish residents did not change their primary residence. Of those that did move, 26% had moved elsewhere in Squamish, 15% arrived from elsewhere in British Columbia, 4% arrived from elsewhere in Canada, and 2% were international immigrants.

This pattern of migration is typical for most communities in British Columbia. The lower share of international migrants relative to Greater Vancouver is to be expected for non-metropolitan communities.

POPULATION BY MIGRATION STATUS, 2001

Migration Status*	Squamish		GVRD	BC
	#	#	%	%
Non-movers	6,915	52%	52%	54%
Non-migrants	3,495	26%	23%	23%
Intraprovincial migrants	2,010	15%	12%	13%
Interprovincial migrants	510	4%	4%	4%
International immigrants	310	2%	9%	5%
Total Age 5+	13,235	100%	100%	100%

* Migration Status covers previous 5-year period.

Source: Statistics Canada, 2001 Census

2.4 IMMIGRATION BY COUNTRY OF ORIGIN

International immigration to Squamish has been dominated by India, which accounted for 70% of the 335 international immigrants to the community between 1996 and 2001. India is also the birth country of 36% of the roughly 2,700 international immigrants currently living in Squamish.

The United Kingdom, Germany and the United States have the next most international immigrants in Squamish. In each case, their share of Squamish's total immigrant population is higher than in the rest of British Columbia or in the Greater Vancouver metropolitan area.

NOTE: Annual statistics showing international, interprovincial, and intraprovincial migration are available from BC Stats but only at the regional district level.

IMMIGRANTS BY COUNTRY OF BIRTH, 2001

Country	Squamish		GVRD		BC
	Last 5 Years	%	Total	%	% of Total
India	235	70%	990	36%	9%
Japan	35	10%	n/a	n/a	n/a
United States	20	6%	175	6%	3%
United Kingdom	15	4%	485	18%	14%
Philippines	10	3%	100	4%	6%
Pakistan	10	3%	15	1%	1%
Germany	-	0%	200	7%	2%
Netherlands	-	0%	60	2%	1%
Poland	-	0%	45	2%	2%
Total	335	-	2,740	-	-

Source: Statistics Canada, 2001 Census

2.5 POPULATION BY GENDER, 2001

Squamish has slightly more males than females in its resident population, which is opposite of the situation in the rest of British Columbia and the neighbouring metropolitan area of Greater Vancouver.

This may be explained in part by Squamish's lower percentage of retirees (which are majority female), its higher share of children (more boys are born than girls), and perhaps a greater number of young men than women who are attracted to the community for resource industry employment or for outdoor recreation opportunities

POPULATION BY GENDER, 2001

	Squamish		GVRD	BC
	#	%	%	%
Female	7,000	49.1%	50.9%	51%
Male	7,245	50.9%	49.1%	49%
Total	14,245	100%	100%	100%

Source: Statistics Canada, 2001 Census

2.6 POPULATION BY HOUSEHOLD SIZE, 2001

Squamish has a slightly larger average household size than the provincial average or in neighbouring Greater Vancouver. The graph clearly shows a lower percentage of 1-person households in Squamish and more households with 3-5 residents.

This is consistent with the overall demographic profile of the community, which has a younger population with more families than the average BC community.

POPULATION BY HOUSEHOLD SIZE, 2001

Household Size	Squamish		GVRD	BC
	#	%	%	%
1	1,070	21%	28%	27%
2	1,645	32%	30%	34%
3	885	17%	15%	15%
4-5	1,340	26%	22%	21%
6	205	4%	4%	4%
Total	5,155	100%	100%	100%
Average Household Size	2.7	2.6	2.5	

Source: Statistics Canada, 2001 Census

2.7 POPULATION BY MARITAL STATUS, 2001

The marital status of Squamish residents is similar to the rest of British Columbia with a few minor differences. There are slightly more married residents and slightly fewer single residents than in the rest of the province. The lower percentage of widowed residents in Squamish reflects the fewer number of retirees in the community.

POPULATION BY MARITAL STATUS, 2001

#	Squamish		GVRD	BC
	%	%	%	%
Single	3,385	31%	34%	32%
Married*	5,815	53%	50%	51%
Separated	465	4%	3%	3%
Divorced	855	8%	7%	8%
Widowed	495	4%	6%	6%
Total 15+ Population	11,015	100%	100%	100%

* Married includes common law

Source: Statistics Canada, 2001 Census

2.8 POPULATION BY LANGUAGE KNOWLEDGE

Language knowledge, defined as the ability to hold a conversation, is very diverse in Squamish. Of the top 15 languages that are spoken by at least 40 people, nine are European languages and six are Asian.

Squamish has a substantially higher percentage of Punjabi-speaking residents than the rest of British Columbia. Overall, the community's language profile is closer to the metropolitan area of Greater Vancouver than to the rest of British Columbia, meaning that there tends to be greater knowledge of Asian languages and less of European languages than the province as a whole.

POPULATION BY LANGUAGE KNOWLEDGE, 2001

Language	Squamish		GVRD %	BC %
	#	%		
English	13,820	97.4%	95.2%	97.3%
Punjabi	1,655	11.7%	5.3%	3.7%
French	1,090	7.7%	7.6%	7.0%
German	455	3.2%	2.6%	3.1%
Hindi	380	2.7%	2.8%	1.6%
Spanish	235	1.7%	2.6%	2.0%
Japanese	125	0.9%	1.2%	0.8%
Italian	120	0.8%	1.5%	1.1%
Dutch	90	0.6%	0.6%	0.8%
Polish	70	0.5%	0.7%	0.5%
Hungarian	70	0.5%	0.4%	0.3%
Chinese, n.o.s.*	50	0.4%	5.6%	3.1%
Slovak	50	0.4%	0.1%	0.1%
Tagalog (Philipino)	45	0.3%	2.4%	1.4%
Urdu	40	0.3%	0.5%	0.3%

* n.o.s. is "not otherwise specified". In this case, it refers to Chinese languages other than Mandarin, Cantonese, or Hakka.

Source: Statistics Canada, 2001 Census

2.9 POPULATION BY AGE GROUPS

Squamish has a younger age profile than the rest of British Columbia. Nearly one-quarter of Squamish residents in 2001 were children under age 15, compared to only 18% for BC and 17% in the Greater Vancouver metropolitan area. On the other end of the age range, 9% of Squamish residents were senior citizens, compared to 14% in the province.

Squamish also has slightly more residents than BC in the Early Working Years age group (25-39) and slightly fewer in the Pre-retirement group (55-64). The median age in Squamish in 2001 was 35.5, nearly two years younger than the Greater Vancouver median of 37.4 and nearly three years younger than the BC median of 38.4.

POPULATION BY AGE GROUPS, 2001

Age Groups	Squamish		GVRD %	BC %
	#	%		
Children (0-14)	3,235	23%	17%	18%
Young Adult (15-24)	1,835	13%	13%	13%
Early Working Years (25-39)	3,265	23%	24%	21%
Later Working Years (40-54)	3,530	25%	24%	24%
Pre-retirement (55-64)	1,150	8%	9%	10%
Retirement (65+)	1,240	9%	12%	14%
Total	14,250	100%	100%	100%
Median Age	35.5		37.4	38.4

Source: Statistics Canada, 2001 Census

INCOME

3.1 MEDIAN INCOME

The median income of Squamish residents is higher than the provincial and Greater Vancouver averages for both individuals and households. This includes income from employment, pensions, investments, and all other money income.

It is higher in Squamish in part due to the highly-paid resource industry employment in the community, and also because the young and active population is less reliant on pensions and social assistance.

MEDIAN INCOME, 2000

	Squamish	GVRD	BC
Median Income (Individual)	\$26,046	\$23,237	\$22,095
Median Income (Household)	\$57,058	\$49,940	\$46,802

Source: Statistics Canada, 2001 Census

3.2 WORK EARNINGS

Squamish residents working full-time and for the full year were paid an average of just under \$43,000 in 2000. This is about 8% less than average earnings in the neighbouring Greater Vancouver metropolitan area, although lower earnings in Squamish are more than compensated for with a lower cost of living.

Both men and women earn 8-10% less on average than their counterparts in Greater Vancouver.

AVERAGE FULL-YEAR, FULL-TIME WORK EARNINGS, 2000

	Squamish	GVRD	BC
Total	\$42,891	\$46,806	\$44,307
Male	\$49,007	\$53,095	\$50,191
Female	\$34,437	\$38,118	\$35,895

Source: Statistics Canada, 2001 Census

3.3 INCOME BY SOURCE

Earnings from employment accounted for nearly three-quarters of total income in Squamish in 2000, compared to 68% in the neighbouring Greater Vancouver region and 66% in British Columbia as a whole. Squamish residents consequently receive a lower share of their income from the other major sources - pensions, investments, and self-employment.

A higher share of income from employment is typical of communities with a greater share of young residents, while an older population with more retirees has more pension and investment income.

INCOME BY SOURCE, 2000

	Squamish	GVRD	BC
Employment	74%	68%	66%
Pension	8%	9%	12%
Investment	7%	11%	10%
Self Employment	3%	6%	5%

Source: Canada Revenue Agency, compiled by BC Stats

3.4 INCOME BY SOURCE TRENDS

Trends in the sources of income in Squamish are evident even over the relatively short time frame from 1995 to 2000. Income from employment declined seven percentage points in this time from 81% to 74%, while both pensions and investments edged up slightly.

These trends are entirely consistent with the situation throughout British Columbia. They are a byproduct of an aging population and rising investment wealth generated in the stock market bubble of the late 1990s and early 2000s.

INCOME BY SOURCE TRENDS

	Employment	Pension	Investment	Self Employment
1995	81%	6%	4%	3%
1996	78%	7%	4%	3%
1997	77%	7%	4%	3%
1998	76%	8%	3%	3%
1999	75%	8%	5%	3%
2000	74%	8%	7%	3%

Source: Canada Revenue Agency, compiled by BC Stats

LABOUR FORCE

4.1 LABOUR FORCE BY INDUSTRY

Accommodation and food services is the largest employer of Squamish residents, accounting for one-sixth of the community's experienced labour force in 2001. This is a much larger share than the industry has in either the Greater Vancouver metropolitan area or in British Columbia as a whole. Transportation and warehousing, which ranks third in Squamish, and construction, which ranks fourth, are also much more important locally than in the provincial economy.

Retail trade is the largest employer in both Greater Vancouver and British Columbia and second largest in Squamish, while manufacturing rounds out Squamish's top five industries. Note that these are the industries that employ Squamish residents, even if they work in a different municipality. The high share of employment in accommodation and food services is due at least in part to Squamish residents commuting to Whistler.

LABOUR FORCE BY INDUSTRY, 2001

Industry	Squamish		GVRD	BC
	#	%	%	%
Accommodation and food services	1,310	16.6%	7.8%	8.3%
Retail trade	780	9.9%	11.1%	11.6%
Transportation and warehousing	705	8.9%	6.3%	5.7%
Construction	690	8.8%	5.1%	5.9%
Manufacturing	645	8.2%	9.4%	9.6%
Health care and social assistance	630	8.0%	9.5%	9.9%
Educational services	425	5.4%	7.1%	6.9%
Public administration	380	4.8%	4.3%	5.6%
Other services (except public administration)	370	4.7%	4.9%	4.9%
Professional, scientific and technical services	345	4.4%	8.7%	6.8%
Agriculture, forestry, fishing and hunting	340	4.3%	1.3%	3.9%
Administrative and support, waste management and remediation services	305	3.9%	4.3%	4.0%
Arts, entertainment and recreation	255	3.2%	2.3%	2.3%
Finance and insurance	210	2.7%	5.2%	4.0%
Information and cultural industries	180	2.3%	4.2%	3.1%
Wholesale trade	130	1.6%	5.3%	4.1%
Real estate and rental and leasing	95	1.2%	2.4%	2.1%
Utilities	40	0.5%	0.6%	0.6%
Mining and oil and gas extraction	35	0.4%	0.2%	0.7%
Management of companies and enterprises	10	0.1%	0.1%	0.1%
Total Experienced Labour Force*	7,880	100.0%	100.0%	100.0%
Inexperienced Labour Force**	70			
Total Labour Force	7,950			

* Experienced labour force is people working on May 15, 2001, or who were looking for work and had worked at some time since January 1, 2000 (in which case their most recent industry of employment is counted).

** Inexperienced labour force is people who were not employed but looking for work on May 15, 2001 and had not been employed at any time since January 1, 2000

Source: Statistics Canada, 2001 Census

4.2 LABOUR FORCE BY OCCUPATION

Nearly one-third of Squamish residents (32%) work in sales and service occupations. It is also the most common occupation for residents of Greater Vancouver (25%) and throughout British Columbia (26%). Trades, transport and equipment operators are also relatively more common in Squamish compared to the rest of the province.

LABOUR FORCE BY OCCUPATION, 2001

Industry	Squamish		GVRD	BC
	#	%	%	%
Sales and service occupations	2,520	32%	25%	26%
Trades, transport and equipment operators and related occupations	1,610	20%	12%	14%
Business, finance and administration occupations	1,030	13%	20%	18%
Management occupations	555	7%	12%	11%
Occupations in social science, education, government service and religion	480	6%	8%	8%
Natural and applied sciences and related occupations	410	5%	7%	6%
Occupations unique to processing, manufacturing and utilities	410	5%	4%	5%
Health occupations	370	5%	5%	5%
Occupations in art, culture, recreation and sport	300	4%	4%	3%
Occupations unique to primary industry	190	2%	2%	4%
Total Experienced Labour Force*	7,875	100%	100%	100%
Inexperienced Labour Force**	75			
Total Labour Force	7,955			

* Experienced labour force is people working on May 15, 2001, or who were looking for work and had worked at some time since January 1, 2000 (in which case their most recent occupation is counted).

** Inexperienced labour force is people who were not employed but looking for work on May 15, 2001 and had not been employed at any time since January 1, 2000.

Source: Statistics Canada, 2001 Census

4.3 PLACE OF WORK

About 57% of employed Squamish residents had a regular place of employment within the District of Squamish in 2001, including 6% who worked from home. A further 15% had no fixed workplace address, which is typical of industries like construction and some service industries where the actual work site continually changes.

About 28% of Squamish residents were regular commuters, a total nearly evenly split between those who work within the Squamish-Lillooet Regional District (SLRD) and those who commute outside the SLRD boundaries. The next section shows that most commuters within the SLRD go to Whistler, while most of those leaving the SLRD go to Greater Vancouver.

PLACE OF WORK, 2001

Place of Work	#	%
Squamish (Not at home)	3,790	51%
Other SLRD	1,050	14%
Outside SLRD (in Canada)	985	13%
At Home	440	6%
Outside Canada	10	0%
No Fixed Address	1,095	15%
Total Employed	7,365	100.0%

4.4 COMMUTING

As shown in the previous section, more than 2,000 Squamish residents commute to other communities for employment. The single largest commuting destination is Whistler, which employs about 1,000 Squamish residents, followed by a series of communities within Greater Vancouver.

From the opposite point of view, perhaps no more than 500 people commute from other locations to work in Squamish. Electoral Area D of the Squamish-Lillooet Regional District (SLRD), which is the unincorporated rural area surrounding Squamish and northern Howe Sound up to Whistler, is the single largest source of Squamish workers, with 55. Fifty Whistler residents work in Squamish, while residents of various Greater Vancouver municipalities, the nearby Stawamus Reserve, and a few other areas also commute to Squamish.

COMMUTING, 2001

	Commuting from Squamish	Commuting to Squamish
Whistler	980	50
Vancouver	320	40
North Vancouver City	185	35
North Vancouver District	155	40
West Vancouver	110	20
Burnaby	80	25
Richmond	35	<20
SLRD Area D	35	55
Langley Township	25	<20
New Westminster	25	<20
Stawamus Reserve	25	<20
Lions Bay	<20	30
Surrey	<20	25
Victoria	<20	25
SLRD Area C	<20	25

Source: Statistics Canada, 2001 Census

4.5 UNEMPLOYMENT RATE

As of the last Statistics Canada Census in May 2001, 7.3% of Squamish residents were unemployed. This was significantly lower than the British Columbia rate of 8.5% and also lower than the comparable communities of Mission, Chilliwack, and Kelowna.

More current statistics are not available for communities of Squamish's size.

UNEMPLOYMENT RATE, 2001

Kelowna	9.1%
British Columbia	8.5%
Chilliwack	8.3%
Mission	8.1%
Squamish	7.3%
Greater Vancouver	7.2%

Source: Statistics Canada, 2001 Census

4.6 PARTICIPATION RATE

Squamish had a labour force participation rate of 72.7% as of the 2001 Census, which was considerably higher than the provincial average and higher than comparable communities like Kelowna, Chilliwack, Mission, and the Greater Vancouver metropolitan area.

The participation rate is defined as the percentage of residents aged 15 and up who are either working or actively seeking work. It is higher in Squamish in part because of the local population's younger age profile (meaning fewer retirees), and also due to the availability of employment opportunities pulling people into the labour force.

PARTICIPATION RATE, 2001

Squamish	72.7%
Greater Vancouver	66.2%
Mission	66.2%
British Columbia	65.2%
Chilliwack	62.5%
Kelowna	62.4%

Source: Statistics Canada, 2001 Census

4.7 EDUCATIONAL ATTAINMENT

The educational attainment of Squamish residents compares very favourably to the communities of Chilliwack, Mission, and Kelowna. Almost half of all Squamish residents aged 20 and up have some type of post-secondary qualification (degree, certificate, or diploma from a university, college, or trade school). This is slightly higher than the level of post-secondary education in Kelowna and considerably higher than Mission and Chilliwack, which are also located on the edges of Greater Vancouver.

The single greatest educational strength of the Squamish population is in trades training, with the percentage of residents with a trades certificate or diploma (18%) nearly twice the rate in the Greater Vancouver metropolitan area and also higher than the other comparable communities. Squamish also has more residents with university degrees than either Chilliwack or Mission and just slightly less than Kelowna.

EDUCATIONAL ATTAINMENT, 2001

Highest Level Attained	Squamish		Mission	Chilliwack	Kelowna	GVRD	BC
	#	%	%	%	%	%	%
Less than High School	2,485	25%	30%	30%	27%	21%	24%
High School	1,465	15%	14%	15%	12%	12%	12%
Trades Certificate/Diploma	1,795	18%	16%	15%	15%	10%	13%
Some College	680	7%	7%	8%	6%	7%	7%
College Certificate/Diploma	1,690	17%	17%	17%	18%	17%	17%
Some University	405	4%	5%	5%	7%	6%	6%
University Certificate/Diploma	240	2%	3%	3%	3%	4%	3%
University Degree	1,130	11%	8%	8%	12%	23%	18%
Total Post-Secondary Qualifications	4,855	49%	44%	43%	48%	53%	50%
Total 20+ Population	9,880						

Source: Statistics Canada, 2001 Census

4.8 EDUCATIONAL SPECIALIZATION

Among Squamish residents with post-secondary qualifications, the most common area of specialization is applied science technologies and trades (30%). This is a significantly higher share of the educated population than in either the Greater Vancouver metropolitan area or in British Columbia as a whole.

The next most common areas of specialization are the same throughout the province. They are business-related disciplines (commerce, management, business administration), health disciplines (health professions and related technologies), and educational, recreational and counselling services.

EDUCATIONAL SPECIALIZATION, 2001

	Squamish		GVRD	BC
	#	%	%	%
Applied science technologies and trades	1,465	30%	17%	21%
Commerce, management and business administration	925	19%	23%	21%
Health professions and related technologies	630	13%	11%	12%
Educational, recreational and counselling services	540	11%	10%	11%
Social sciences and related fields	295	6%	10%	9%
Agricultural, biological, nutritional, and food sciences	280	6%	5%	5%
Humanities and related fields	260	5%	8%	6%
Engineering and applied sciences	195	4%	6%	5%
Fine and applied arts	190	4%	6%	6%
Mathematics, computer and physical sciences	105	2%	5%	4%
No specialization	20	0%	0%	0%
Total with Post-Secondary Qualifications	4,900	100%	100%	100%

Source: Statistics Canada, 2001 Census

HOUSING AND DEVELOPMENT ACTIVITIES

5.1 HOUSING STOCK CONSTRUCTION PERIOD

Squamish's housing stock is newer on average than the rest of BC and the neighbouring Greater Vancouver metropolitan area. As of the 2001 Census, more than 25% of occupied private dwellings in Squamish had been constructed since 1991.

Relative to the rest of the province, Squamish has a much higher share of dwellings constructed in the 1970s, slightly more from the 1960s, and fewer from the 1980s and the pre-1960 period. Nearly 35% of the housing stock was constructed in the 1971-1980 period, which is the most of any single decade.

Squamish homes also average more rooms (6.6) and more bedrooms (2.9) than the provincial and Greater Vancouver averages.

HOUSING STOCK CONSTRUCTION PERIOD, 2001

Period of Construction	Squamish		GVRD	BC
	#	%	%	%
Pre 1946	155	3%	10%	9%
1946-1960	315	6%	12%	12%
1961-1970	835	16%	15%	14%
1971-1980	1,730	34%	20%	23%
1981-1990	775	15%	21%	20%
1991-1995	805	16%	13%	13%
1996-2001	530	10%	10%	9%
Total	5,150	100%	100%	100%
Average Number of Rooms	6.6		6.0	6.2
Average Number of Bedrooms	2.9		2.5	2.6

Source: Statistics Canada, 2001 Census

5.2 HOUSING STOCK BY STRUCTURAL TYPE

The distribution of housing in Squamish by structural type is dominated by the single-detached house, which accounts for more than 60% of all private dwellings in the community. Rowhouses and apartments in buildings with fewer than five storeys are the only other housing types with more than a 10% share.

Squamish has a significantly higher share of single-detached houses than Greater Vancouver or BC and has a lower share of most other types of housing.

HOUSING STOCK BY STRUCTURAL TYPE, 2001

Period of Construction	Squamish		GVRD %	BC %
	#	%		
Single-detached house	3,160	61%	43%	55%
Semi-detached house	250	5%	2%	3%
Rowhouse	630	12%	7%	6%
Duplex apartment	245	5%	9%	6%
5+ storey apt bldg	20	0%	12%	7%
<5 storey apt bldg	625	12%	25%	20%
Other attached	30	1%	0%	0%
Movable dwelling	195	4%	1%	3%
Total Occupied Dwellings	5,155	100%	100%	100%

Source: Statistics Canada, 2001 Census

5.3 HOUSING PRICES

Housing prices in Squamish have consistently increased in the last three years for all types of homes. A typical detached (single-family) home in Squamish sold for more than \$315,000 in the first quarter of 2004, while a detached (duplex, rowhouse, etc.) home sold for about \$225,000 and an apartment for just over \$135,000. These prices are substantially less than the overall benchmark prices for the Greater Vancouver market.

Albeit starting from a lower base, prices in Squamish have increased at a faster rate than in the rest of the regional market in the last three years. Apartments have averaged a 37% increase per year, while attached homes have appreciated by 13% per year and detached homes by 19% per year.

BENCHMARK HOUSING PRICES

	Squamish			Greater Vancouver*		
	Detached	Attached	Apartment	Detached	Attached	Apartment
2001 Q1	\$187,611	\$155,858	\$53,350	\$348,445	\$217,273	\$157,413
2001 Q2	\$194,197	\$163,863	\$53,596	\$353,010	\$219,352	\$158,698
2001 Q3	\$200,619	\$175,693	\$56,727	\$355,205	\$222,211	\$161,631
2001 Q4	\$223,525	\$126,928	\$62,818	\$357,725	\$225,859	\$164,294
2002 Q1	\$221,071	\$154,159	\$67,756	\$367,435	\$233,595	\$170,262
2002 Q2	\$222,047	\$159,214	\$73,627	\$382,897	\$242,378	\$177,594
2002 Q3	\$239,327	\$144,088	\$76,494	\$387,685	\$246,137	\$179,811
2002 Q4	\$235,070	\$162,465	\$84,769	\$387,661	\$246,270	\$182,688
2003 Q1	\$264,465	\$189,736	\$103,937	\$402,112	\$254,972	\$188,970
2003 Q2	\$281,141	\$193,950	\$93,540	\$417,010	\$265,683	\$194,256
2003 Q3	\$298,281	\$216,330	\$101,884	\$429,375	\$275,369	\$204,692
2003 Q4	\$356,051	\$214,252	\$102,585	\$445,099	\$283,150	\$211,498
2004 Q1	\$317,740	\$224,513	\$136,559	\$467,564	\$297,459	\$224,634
Av. Annual Change	19.2%	12.9%	36.8%	10.3%	11.0%	12.6%

* This definition of Greater Vancouver includes Squamish but does not include Surrey, White Rock, or Langley.
 Note: Prices are for benchmark properties, which are representative of each community and may not be directly comparable across communities. Prices are 3-month moving averages.

Source: Real Estate Board of Greater Vancouver

5.4 TOTAL BUILDING PERMITS

Total building permit values in Squamish were just over \$36 million in 2003, which is the highest level since 1994 and a 128% increase over 2002. While building permits are a useful indicator of construction and development activity, they will vary considerably from year to year in smaller communities according to the number of larger projects initiated that year. Squamish has followed roughly the same, albeit exaggerated, pattern as the Greater Vancouver area and British Columbia as a whole since 1990.

The last two years have seen a revival of development activity throughout BC following a depressed period in the latter 1990s. The following pages will show the components of total building permits and which sectors have had the greatest improvement in recent years.

TOTAL BUILDING PERMITS (\$ 000'S)

Year	Squamish	GVRD	BC
1990	\$21,417	\$3,085,912	\$4,983,030
1991	\$31,078	\$3,007,508	\$5,131,514
1992	\$14,046	\$3,621,858	\$6,255,548
1993	\$19,534	\$3,466,945	\$6,389,110
1994	\$37,952	\$3,551,905	\$6,317,883
1995	\$25,363	\$3,136,536	\$5,424,237
1996	\$32,177	\$3,651,567	\$6,053,066
1997	\$19,607	\$3,316,213	\$5,537,168
1998	\$14,559	\$2,859,755	\$4,739,644
1999	\$6,253	\$2,643,536	\$4,695,870
2000	\$19,064	\$2,736,832	\$4,491,997
2001	\$10,199	\$2,983,072	\$4,954,772
2002	\$15,802	\$3,585,292	\$5,659,415
2003	\$36,081	\$3,677,471	\$6,394,471

Source: Statistics Canada, compiled by BC Stats

5.5 COMMERCIAL BUILDING PERMITS

Commercial building permit activity in Squamish has varied significantly on a year-to-year basis since 1990, peaking in 1996. The most recent year in 2003 was a down year as no major projects reached the building permit stage, but future years are expected to see a resumption of the upward trend evident in 2001 and 2002.

COMMERCIAL BUILDING PERMITS (\$ 000'S)

Year	Squamish	GVRD	BC
1990	\$5,394	\$873,221	\$1,259,360
1991	\$2,636	\$694,494	\$1,058,599
1992	\$2,306	\$773,327	\$1,245,714
1993	\$2,057	\$503,579	\$892,485
1994	\$2,917	\$632,415	\$1,075,329
1995	\$4,465	\$597,580	\$1,031,414
1996	\$6,972	\$675,541	\$1,225,837
1997	\$816	\$849,207	\$1,358,188
1998	\$5,805	\$810,117	\$1,311,124
1999	\$2,274	\$652,174	\$1,142,120
2000	\$2,822	\$868,865	\$1,297,270
2001	\$2,601	\$718,860	\$1,171,233
2002	\$3,492	\$746,220	\$1,116,741
2003	\$98	\$607,764	\$1,129,623

Source: Statistics Canada, compiled by BC Stats

5.6 INDUSTRIAL BUILDING PERMITS

Industrial building activity is typically one of the most volatile components of total building permit values. Since 1990, industrial building permits in Squamish have ranged from a low of \$184,000 in 1999 to a high of \$3.44 million in 1995. The most recent year in 2003 was the second highest value year since 1990.

INDUSTRIAL BUILDING PERMITS (\$ 000'S)

Year	Squamish	GVRD	BC
1990	\$571	\$96,819	\$179,266
1991	\$937	\$84,860	\$151,793
1992	\$325	\$85,544	\$155,179
1993	\$482	\$74,696	\$177,800
1994	\$1,123	\$69,495	\$175,311
1995	\$3,440	\$109,178	\$251,898
1996	\$1,833	\$151,875	\$252,646
1997	\$1,225	\$163,773	\$285,423
1998	\$505	\$160,652	\$273,279
1999	\$184	\$172,837	\$319,378
2000	\$542	\$147,574	\$295,525
2001	\$167	\$105,178	\$221,353
2002	\$518	\$129,291	\$230,119
2003	\$2,372	\$90,082	\$244,024

Source: Statistics Canada, compiled by BC Stats

5.7 INSTITUTIONAL AND GOVERNMENT BUILDING PERMITS

Institutional and government building permit values reflect public sector development activity and will vary from huge projects to virtually no activity from one year to the next. The level of development may be less correlated with the overall health of the economy than other kinds of development, although the most significant years in Squamish since 1991 were also in the mid 1990s (1994 and 1995).

INSTITUTIONAL & GOVERNMENT BUILDING PERMITS (\$ 000'S)

Year	Squamish	GVRD	BC
1991	\$1,100	\$290,317	\$592,914
1992	\$332	\$405,905	\$681,598
1993	\$15	\$432,931	\$873,804
1994	\$13,596	\$261,171	\$520,739
1995	\$6,617	\$371,762	\$697,785
1996	\$87	\$281,295	\$478,596
1997	\$1,851	\$152,593	\$314,999
1998	\$1,248	\$262,042	\$437,971
1999	\$1,119	\$279,888	\$642,511
2000	\$5,998	\$231,007	\$496,062
2001	\$644	\$345,523	\$732,312
2002	\$1,111	\$219,235	\$424,408
2003	\$2,686	\$227,798	\$506,406

Source: Statistics Canada, compiled by BC Stats

5.8 RESIDENTIAL BUILDING PERMITS

Residential building permit values reached their highest level ever in Squamish in 2003, at \$29.7 million. This is equivalent to the value of residential permits in the four previous years combined.

Residential permit values were also close to a record high for the entire province of British Columbia in 2003, falling just short of the peak of 1994.

RESIDENTIAL BUILDING PERMITS (\$ 000S)

Year	Squamish	GVRD	BC
1990	\$15,452	\$1,906,569	\$3,149,708
1991	\$26,405	\$1,937,837	\$3,328,208
1992	\$11,083	\$2,357,082	\$4,173,057
1993	\$16,980	\$2,455,739	\$4,445,367
1994	\$20,316	\$2,588,824	\$4,546,362
1995	\$10,841	\$2,058,016	\$3,443,140
1996	\$23,285	\$2,542,856	\$4,095,987
1997	\$15,715	\$2,150,640	\$3,578,558
1998	\$7,001	\$1,626,944	\$2,717,270
1999	\$2,676	\$1,538,637	\$2,591,861
2000	\$9,702	\$1,489,386	\$2,403,140
2001	\$6,787	\$1,813,511	\$2,829,874
2002	\$10,681	\$2,490,546	\$3,888,147
2003	\$29,693	\$2,751,827	\$4,514,185

Source: Statistics Canada, compiled by BC Stats

5.9 HOUSING STARTS

With the highest value of residential building permits ever issued in Squamish in 2003, the 192 housing starts was also more than for any year since 1996. The 2003 figure is less than half the high of 402 starts in 1991, however. The difference is the average construction value of the units: \$155,000 per unit in 2003 compared to \$66,000 in 1991.

The number of housing starts was higher in British Columbia in 2003 than for any year since 1997.

HOUSING STARTS			
Year	Squamish	GVRD	BC
1990	154	16,790	32,591
1991	402	16,436	33,271
1992	81	19,392	40,629
1993	105	20,135	41,694
1994	131	20,174	40,082
1995	70	14,659	26,842
1996	192	17,739	32,410
1997	117	15,214	28,659
1998	33	11,103	20,943
1999	20	9,799	18,630
2000	64	9,313	15,739
2001	37	10,426	17,542
2002	72	14,905	24,772
2003	192	15,070	27,163

Source: Statistics Canada, compiled by BC Stats

5.10 APARTMENT RENTAL RATES

Apartment rental rates in Squamish have increased moderately over the last decade, although results are not available every year due to insufficient data. Taking the growth between the first and last years shown in the accompanying table for each apartment type, bachelor apartments have averaged a 2.1% increase per year, one-bedroom apartments a 1.7% increase, two-bedroom apartments a 1.7% increase, and three-bedroom apartments a 2.4% increase.

Rental rates are significantly lower in Squamish than in Greater Vancouver, and the difference is even greater in higher-cost parts of the metropolitan area. In the last year for which data was available for all apartment types (2001), the additional cost of an average Greater Vancouver apartment ranged from 38% for one-bedroom apartments to 55% for three-bedroom apartments.

APARTMENT RENTAL RATES

Year	Bachelor	1-bedroom	2-bedroom	3-bedroom
1994	\$390	\$466	\$557	\$611
1995	\$409	\$476	\$563	\$618
1996	\$433	\$493	\$583	\$648
1997	N/A	N/A	N/A	N/A
1998	N/A	\$526	\$610	\$650
1999	\$433	\$519	\$593	\$653
2000	\$428	\$523	\$606	\$661
2001	\$431	\$525	\$614	\$685
2002	\$406	N/A	N/A	N/A
2003	\$443	N/A	N/A	N/A
Greater Vancouver - 2003	\$654	\$759	\$965	\$1,119

Note: Data is for apartments in structures with at least three rental units.

Source: Statistics Canada

5.11 DEVELOPMENT COST CHARGES

Development cost charges (DCCs) in Squamish are shown in relation to several comparable British Columbia communities. DCCs are notoriously difficult to compare across municipalities as each community has its own bylaws and regulations and may calculate fees on a different basis. That is why there are large ranges in some of the categories of charges for some communities.

As a general conclusion, Squamish DCCs are low for residential development and in the mid-range for commercial development. While the industrial charges appear high in comparison to the group of communities shown in the table, Squamish is not out of line with many other British Columbia communities (such as Parksville: \$27.29 to \$31.00, North Vancouver City: \$16.82, Kamloops: \$21.05, Kent: \$19.22, and Tofino: \$17.93).

DEVELOPMENT COST CHARGES

	Squamish	Mission	Chilliwack	Kelowna	Pitt Meadows
Residential (per dwelling unit)	\$4,752	\$2,102 - \$7,851	\$13,507	\$4,652 - \$19,502	\$6,308
Commercial	\$21.97	\$22.73 - \$93.87	\$16.93	\$2.68 - \$46.24	(per sq. m) \$16.34
Industrial (per square metre)	\$15.06	\$4.28	\$7.16	\$6,679 - \$19,164*	\$11.00

Note: 1 square metre is equal to 10.76 square feet.

* per first acre or portion thereof

Source: BC Ministry of Community, Aboriginal and Women's Services, District of Squamish

TAXES AND ASSESSMENTS

6.1 MUNICIPAL TAX RATES

Squamish property tax rates are comparable to those in Kelowna and other communities on the periphery of Greater Vancouver. The residential and business tax rates are on the lower end of the range of the communities shown here.

When comparing property tax rates for different municipalities, property values must also be taken into consideration. Communities with higher property values will have higher overall taxes even with the same tax rate.

MUNICIPAL TAX RATES, 2003

	Squamish	Mission	Chilliwack	Kelowna	Pitt Meadows
Residential	8.94354	10.94520	11.66084	11.16540	8.85890
Light Industry	34.12535	30.54910	24.50883	26.09490	35.56180
Business (Commercial)	25.74977	28.52050	26.28916	25.19620	25.91980

Source: BC Ministry of Community, Aboriginal and Women's Services

6.2 MUNICIPAL TAX RATE TRENDS

Property tax rates for residential, light industry and business (commercial) properties have declined in Squamish throughout the 2001 to 2004 period.

The decrease is 26% for residential rates, 12% for light industry rates, and 8% for business rates. The actual effect on a particular property's tax bill depends, however, on how the assessed value of that property has changed over the same time period.

MUNICIPAL TAX RATE TRENDS (\$ PER \$1,000 ASSESSED VALUE)

	Residential	Light Industry	Business
2001	\$9.63	\$36.16	\$26.54
2002	\$9.59	\$35.17	\$26.28
2003	\$8.94	\$34.13	\$25.75
2004	\$7.16	\$31.97	\$24.40

Sources: BC Ministry of Community, Aboriginal and Women's Services, District of Squamish

6.3 TAXES AND CHARGES ON REPRESENTATIVE HOUSE

The combination of residential property taxes and other charges for a representative house is significantly lower in Squamish than in the comparable communities of Chilliwack, Mission, and Kelowna. Note that other charges may include water fees, other user fees, or other special taxes or charges.

TAXES AND CHARGES ON REPRESENTATIVE HOUSE, 2003

Squamish	\$2,228
Chilliwack	\$2,314
Mission	\$2,431
Kelowna	\$2,538

Source: BC Ministry of Community, Aboriginal, and Women's Services

BUSINESS COMMUNITY

7.1 INCORPORATIONS

Business incorporations reached a new high of 68 in Squamish in 2003. The community's 0.30% share of total incorporations in British Columbia in 2002 and 2003 is also higher than at any point since 1992.

As a smaller community, the number of incorporations in Squamish has fluctuated more on a year-to-year basis than in either the Greater Vancouver metropolitan area or in British Columbia as a whole. Yet there has been a definite upward trend in incorporations in Squamish in the last few years whereas Greater Vancouver and BC have yet to recover to the peak level of incorporations achieved in 1994.

	Squamish	Greater Vancouver	British Columbia	Squamish % of BC
1992	35	14,154	20,406	0.17%
1993	54	15,847	22,955	0.24%
1994	49	17,518	25,774	0.19%
1995	44	16,600	23,846	0.18%
1996	55	16,436	23,237	0.24%
1997	44	16,078	22,958	0.19%
1998	42	14,388	20,759	0.20%
1999	56	14,568	21,009	0.27%
2000	54	14,807	21,386	0.25%
2001	43	13,490	19,474	0.22%
2002	62	14,688	20,987	0.30%
2003	68	15,698	22,531	0.30%

Note: Incorporations are recorded in location of municipal office address, which may not be the actual business location.

Source: BC Ministry of Finance and Corporate Relations, compiled by BC Stats

7.2 BUSINESS ASSOCIATIONS AND ORGANIZATIONS

Squamish has several business associations and organizations.

Member-based associations include:

Squamish Chamber of Commerce

Website: www.squamishchamber.com

Phone: 1.866.333.2010 (toll-free in North America) or 604.892.9244

Chieftain Centre Merchants (association of shopping mall tenants)

Phone: 604.892.3516

Squamish Town Centre Association

Phone: 604.892.6369

Squamish Station Merchants (association of shopping mall tenants)

Phone: 604.892.0188

Other relevant organizations for businesses in Squamish include:

Community Futures Development Corporation of Howe Sound

(providing business counselling and loans for small businesses)

Website: www.cfdchs.com

Phone: 604.892.5467

Squamish also has numerous social, fraternal, recreational and other associations and clubs.

7.3 LEADING EMPLOYERS

Company	# of Employees
Western Pulp Partnership	305
Squamish General Hospital / Hilltop House	235
School District #48	225
Squamish Terminals	Up to several hundred, depending on number of ships in port.
District of Squamish	170
BC Rail	160
Save-On Foods & Drugs	130
Squamish Nation	95
Sea to Sky Community Services Society	80
Royal Canadian Mounted Police	65
Mountain Building Centre	65
Lizzy Bay Logging	50
International Forest Products	50
Carney's Waste Systems	50
Squamish Credit Union	40
Elaho Logging	30
Cardinal Concrete	30
Greg Gardner Motors	27
Woodfibre Ferry	25
Royal Bank Financial Group	24
Sea to Sky Ford Sales	23
Squamish Mills	20

Source: Interviews with company representatives, Canada Business Disc

TRANSPORTATION

8.1 HIGHWAY DISTANCES

Squamish is within easy trucking distance of major centres on the U.S. West Coast, as well as the heavily-populated Lower Mainland of British Columbia and all of its major transportation infrastructure, including ports, airports and rail and intermodal facilities.

HIGHWAY DISTANCES FROM SQUAMISH

Distance from Squamish	km	miles
Greater Vancouver	45	28
Whistler, BC	58	36
Victoria, BC	174	108
Seattle, WA	298	185
Kelowna, BC	459	285
Portland, OR	584	363
Spokane, WA	695	432
Calgary, AB	954	593
San Francisco, CA	1,603	996
Denver, CO	2,333	1,450

Source: Rand McNally TripMaker

8.2 RAIL FACILITIES

Squamish is served by BC Rail, which is the third-largest railway in Canada. It has interline connections with other rail carriers that connect it to the entire North American rail system. Together with Squamish Terminals, it operates a multi-modal facility in Squamish.

8.2 PORT FACILITIES

By virtue of its location at the head of Howe Sound, Squamish is a natural deepwater port. Squamish Terminals is a public terminal open to all break-bulk shippers and carriers and is capable of handling a wide variety of cargoes, including baled pulp, rolled pulp, newsprint, packaged lumber, plywood, steel goods, and others.

The port takes advantage of rail service by BC Rail. Customers have access to Squamish Terminals from other rail lines through interchange points in North Vancouver and Prince George, BC.

SELECTED TERMINAL STATISTICS INCLUDE:

Total Area: 17 hectares (42 acres)

Warehouses: 3, totaling 47,410 square metres (510,000 square feet).

All have sprinklers and concrete floors.

Warehouse capacity: 110,000 metric tons kraft pulp

Total annual vessel calls: 130-140

Berth No. 1:

Located on the east side of the terminal, this timber-piling construction with a heavy-duty asphalt surface, was constructed in 1972.

Apron length: 137 metres (450 feet)

Maximum draft: 11.6 metres (38 feet)

Maximum vessel length: 195 metres (640 feet)

Berth No. 2:

Located on the west side of the terminal, is of concrete construction (including pilings) and was opened in 1988.

Apron length: 152.4 metres (500 feet)

Maximum draft: 12.2 metres (40 feet)

Maximum vessel length: 212 metres (695 feet)

Either berth is capable of accommodating "pass-on, pass-off" style barge receiving/loading operations.

Distance from warehouse to ship's side varies from 150 to 1,000 feet. Cargoes may be transported by lift truck direct from the warehouse to bolsters on the dock for leading to vessels at Berth No. 1.

Alternatively, delivery is by trailer. This system consists of 12 modern Sisu tractor units, in tandem with 12 double-wide Magnum trailers having a capacity of 34 metric tons, and 3 single-wide 46-foot trailers with a capacity of 36 metric tons. There are two additional 15,000 pound capacity lift trucks for machine stows aboard vessels.

8.3 AIRPORT FACILITIES

Given its close proximity to Greater Vancouver, there is no regularly scheduled air service at the Squamish Airport, which is a general aviation airport with a 2,400-foot runway located about 8 kilometres (5 miles) from downtown Squamish. It is used for charter services, private aircraft, flying clubs, and other commercial activities.

Squamish is within 80 kilometres (50 miles) of Vancouver International Airport, which is consistently ranked by the International Air Transport Association (IATA) as the best airport in North America and one of the best in the world. Direct flights are available to locations throughout North America, Asia and Europe, with connections to locations anywhere in the world.

DIRECT FLIGHTS FROM VANCOUVER INTERNATIONAL AIRPORT

	# per Week (Summer)		# per Week (Summer)
United States/Mexico		Asia	
Seattle	211	Hong Kong	28
Portland	102	Osaka	28
Los Angeles	95	Tokyo	24
San Francisco	76	Seoul (Incheon)	22
Chicago	44	Beijing	14
Salt Lake City	42	Taipei	12
Dallas	28	Shanghai (Pu Dong)	10
Denver	22	Nagoya	5
Honolulu	22	Manila	4
Minneapolis/St. Paul	22	Europe	
Las Vegas	20	London (Heathrow)	28
Phoenix	15	Amsterdam	9
Houston	14	Frankfurt	7
New York (Kennedy)	14	Munich	3
Anchorage	14	Canada	
Detroit	14	Calgary	179
Mexico City	13	Toronto	169
Newark	7	Edmonton	99
Atlanta	7	Montreal (Trudeau)	49
Boston	7	Winnipeg	33
Washington (Dulles)	7	Ottawa	28

INFRASTRUCTURE

9.1 HIGH SPEED INTERNET

High speed internet service is available for homes and businesses through cable or digital subscriber line (DSL) service from telephone companies.

9.2 WATER SYSTEM

The District of Squamish is responsible for the municipal water system. Please contact them to inquire about rates and connection fees.

Average daily demand: 1.85 million gallons per day (summer), 2.64 mgd (winter)
Rated capacity: 3.5 mgd (groundwater) plus 7.5 mgd (surface water licenses as backup)

9.3 SEWER SYSTEM

The District of Squamish is responsible for the municipal sewer system. Please contact them to inquire about rates and connection fees.

Average daily demand: 1.6 million gallons per day
Peak demand: 2.4 mgd
Rated capacity: 3.0 mgd, upgrading to 4.0 mgd in 2004-05

9.4 ELECTRICITY

Electrical service in Squamish is provided by BC Hydro.

Average Electrical Service Availability Index - Most Recent Year: 99.974%
Average Electrical Service Availability Index - Last Five Years: 99.967%
Industrial Electricity Rates:
Small - 28% Load Factor (300 kW & 120,000 kWh): 4.65¢
Medium - 56% Load Factor (1,000 kW & 400,000 kWh): 4.56¢
Large 1 - 56% Load Factor (4,000 kW & 1,600,000 kWh): 4.57¢
Large 2 - 85% Load Factor (50,000 kVA): 3.35¢

Source: BC Hydro, compiled by Invest BC

9.5 NATURAL GAS

Terasen provides natural gas in Squamish.

Typical charges shown here are for "General Firm Service" in 2003 (Rate Schedule 5).

Basic Charge: \$510
Demand Charge: \$11.67 per thousand cubic feet (mcf)
Delivery and Gas Charge: \$7.52 per thousand cubic feet (mcf)

Source: Terasen, compiled by Invest BC

COMMUNITY FACILITIES AND AMENITIES

10.1 ADVANCED EDUCATION

Squamish is well-served by its post-secondary institutions. The Squamish campus of Capilano College offers a variety of programs , including:

- University Transfer - A selection of university-level courses are offered in each school term that may be used at the College or transferred to other educational institutions in British Columbia.
- Career/Vocational - Vocational programs offered through the Squamish campus reflect the community and its location. They include a wilderness leadership program, festival and events coordination, applied business technology, and a cooks training program.
- Preparatory and Upgrading - Courses in adult basic education, literacy, and other career planning and skills upgrading courses are offered.
- Continuing Education - Non-credit courses offered in Squamish cover areas like computers and technology, creative and applied arts, first aid, food safety, and general interest topics.
- Distance Learning - Many courses offered through Capilano College can be accessed through distance learning options.

The Academy of Learning Computer & Business Career College also has a location in Squamish. The college makes available hundreds of courses in the following categories:

- Accounting
- Business/Management
- Customer Service
- Graphics and Web Design
- Healthcare
- Information Technology
- Office Administration

Between 50 and 75 students attend the Squamish campus at any one time. The college has continuous enrollment, so students graduate from the college on a monthly basis.

The range of educational facilities in Squamish will be further enhanced with the opening of the new Sea to Sky University in fall 2005. It will be Canada's first private, secular, degree-granting institution.

10.2 PRIMARY AND SECONDARY EDUCATION

Squamish has seven primary schools and two secondary schools.

Primary Schools	Enrollment	Secondary Schools	Enrollment
Brackendale Elementary	391	Don Ross Secondary	401
Garibaldi Highlands Elementary	301	Howe Sound Secondary	725
Mamquam Elementary	410	Total Secondary	1,126
Squamish Elementary	272		
Stawamus Elementary	150		
Valleycliffe Elementary	203		
Cedar Valley School	Not Available		
Total Primary (not including Cedar Valley)	1,727		

10.3 HEALTH CARE

The main health care facility in Squamish is Squamish General Hospital. It provides obstetrics, emergency care, surgery, chemotherapy, diabetic and nutritional counseling plus lifeline and orthopedic surgery.

The community has a total of 15 physicians and 9 dentists.

10.4 RECREATIONAL AMENITIES

Squamish has a full range of community and recreational facilities, including Brennan Park, which has the following:

- 25-metre pool
- whirl pool
- steam room
- 4 full soccer fields
- 2 three-quarter soccer fields
- 2 all-weather fields
- 6 transitional grass fields
- 4 tennis courts
- 85 foot by 200 foot ice surface
- specialized preschool programs
- sports and outdoor adventure camps
- community programs

10.5 EMERGENCY SERVICES

Squamish has a full complement of emergency services.

The Squamish Fire Department has two fire halls with five professional staff and 55 volunteer firefighters. The fire department also provides an education program which goes into schools to educate children about fire prevention and safety.

The Royal Canadian Mounted Police (RCMP) provides police services to Squamish and the surrounding area. The RCMP also provides community consultation and youth education topics such as drug awareness, conflict resolution, and crime prevention.

Ambulance service through the Squamish General Hospital includes two ambulance cars and a 12-hour manned station. An on-call arrangement ensures 24-hour service is available.

10.6 OUTDOOR RECREATIONAL OPPORTUNITIES

There are many good reasons why Squamish is known as the Outdoor Recreation Capital of Canada. A huge variety of outdoor activities are possible in close proximity to the community. Squamish is renowned as a world-class location for several of these activities, including windsurfing, rock climbing, and mountain biking.

Examples of some of the available activities include:

- | | | |
|------------------------|------------------------------|----------------------|
| • Windsurfing | • Golfing | • Bird Watching |
| • Rock Climbing | • Fishing | • Eagle Viewing |
| • Mountain Biking | • Horseback Riding | • Camping |
| • Hiking | • Kayaking/Rafting/ Canoeing | • Cycling |
| • ATV's/Dirt Biking | • Air Tours and Charters | • Four Wheel Driving |
| • Cross Country Skiing | • Snowmobiling | • Mountaineering |
| • Snow Shoeing | • Horseback Riding | • Scuba Diving |

11.0 TOURISM

11.1 ROOM REVENUE

Total room revenue figures for Squamish are combined with those for Pemberton and Lillooet, which are two small communities north of Whistler in the same Squamish-Lillooet Regional District. Squamish has the majority of the accommodation properties in these communities, so the combined figures are representative of room revenue trends in Squamish alone.

For the period 1998 to 2002 (which is the most recent year for which data is available), total room revenue in the three communities has fluctuated from year to year but with an overall upward trend. Room revenue in Whistler, which is also important for Squamish as an indicator of tourist traffic passing through the community, has grown at a steady upward pace. Growth in Squamish has matched growth in overall British Columbia room revenue, while growth in Whistler has been considerably faster.

ROOM REVENUE (000'S)

	Squamish/Pemberton/Lillooet		Whistler	
	\$	% of BC	\$	% of BC
1998	\$4,465	0.37%	\$116,541	9.7%
1999	\$5,982	0.45%	\$154,513	11.6%
2000	\$5,579	0.39%	\$183,941	12.8%
2001	\$6,730	0.46%	\$197,413	13.4%
2002	\$6,226	0.41%	\$198,202	13.2%

Source: BC Stats

11.2 TOURIST VISITATION BY PLACE OF ORIGIN

Squamish regularly hosts tourists from all over the world. About 38% of all tourist parties that visited the Squamish Visitor Information Centre in 2003 were international visitors, including 15% from the United States and Mexico, 14% from Europe, and 8% from Asia and Australia.

The single greatest source of visitation, however, remains other residents of British Columbia, which accounted for 42% of all visitors.

TOURIST VISITATION BY PLACE OF ORIGIN, 2003

Origin	#	%
BC	3,054	42%
Alberta	269	3%
Other Canada	1,463	18%
Washington	418	5%
California	238	3%
Other US/Mexico	627	8%
Europe	1,159	14%
Asia/Australia	589	8%
Other	27	0%
Total VIC* Visits by Non-Locals	7,844	100%

* Visitor Information Centre data is based the number of tourist parties visiting the Squamish VIC and may not be representative of all visitors.

Source: Squamish Visitor Information Centre