

Lethbridge: one of the warmest & sunniest cities in Canada



Area Highlights

- Located in southern Alberta, the City of Lethbridge is approximately 80 km north of the Canada/United States border, 209 km south of Calgary, Alberta and 140 km west of the Alberta/British Columbia boundary.
- A major economic hub for southern Alberta, Lethbridge has a trading area of about 275,000 people with an annual retail sales volume close to \$1 billion. Over 77,000 residents live in Lethbridge, with up to 26,000 of these people residing in the West side of Lethbridge.
- Although known as a coal town in the early 1900s, the economy has shifted to the agricultural, agri-food, biotechnology, industrial and retail sectors.
- Lethbridge consistently experiences lower unemployment rates as compared to provincial and national averages.
- A Job Inventory Survey conducted by Economic Development Lethbridge in March 2006 found that 71 employers identified more than 9,300 jobs expected in the next three years, 4,022 of which are required in 2006.
- Single-family home construction is on the rise: from 1982-1996 building starts of residential dwellings averaged 375 units annually, from 1998-2005 an average of 680 units were constructed annually and a continued average growth of 500 single dwellings and 200 multi-family units is suggested for the future.
- Apartment vacancy rates in the Lethbridge area are on the decline with rates dropping from 3.4% to 2.7 % in 2005. There are currently a total of 3,049 rental units.

This inventory lists projects in Lethbridge that have recently been completed, are under construction, or are proposed to start construction. Not all projects are listed due to reasons of confidentiality and/or due to information not being available at the time of printing. Project data is obtained from public information sources, where possible, this data has been verified with the project proponent/developer, users of the Inventory may wish to confirm project data with the proponent/developer.

Source: Lethbridge Economic Development, 2006.

20 | 20

MAJOR DEVELOPMENT PROJECTS 2004 – 2005*

PROJECT	OUTCOME	VALUE (IN MILLIONS)
Monsanto	Canola Research Station	2.5
Park Place Mall	Galaxy Cinemas	2.6
Holy Spirit Catholic School District	Elementary School	3.1
Downtown Sector Expansion	Retail and Office Space	3.2
University of Lethbridge	Amenity Building	4.1
Home Depot	Hardware Store	4.4
Sun Life Financial	Customer Service Center	4.7
City of Lethbridge	Galt Museum Expansion	5.1
Ric's Grill	Water Tower Conversion to Restaurant	5.3
Casino Lethbridge	Casino	6.9
VersaCold	Plant Expansion	8.0
Pioneer Hybrid Production	Canola Treatment and Warehousing	8.0
Cantium Health Care Group	114 Suite Retirement Residence	10.0
Real Canadian Superstore	Department Store	12.9
Medican Developements	Condominium Phases 2-4	18.0
Sunrise Poultry	Poultry Processing Facility	20.0
Chinook Business Park	Business Park Development	25.0
Sherring Industrial Park	Business Park Development	25.0
University of Lethbridge	Regional Health and Wellness Centre	31.0