



Lethbridge:

A Bright Choice For Success

Building a Family Medical Practice

April 2022



Thank you for considering Lethbridge for setting up or relocating your medical practice.

What really makes our city and region shine is the combination of city amenities and small-town charm, the easy lifestyle it affords and the sense of community it fosters. With its low cost of living, mild climate, short commute times and wide range of recreation and cultural opportunities, Lethbridge is the place to achieve a perfect balance of work and life.

On the following pages you will find information about:

1. Regional Hospital & Support System

Chinook Regional Hospital is large enough to support specialty medicine in all areas of care. Alberta Health Services the largest employer in the region offering support and resources to Doctors, medical professionals, support staff and the community.

2. Excellent Education System

Lethbridge offers 2 world class post-secondary institutions, on average graduating over 3,300 students per year. Both public and faith based primary, middle and secondary (K-12) schools are options in the city and region.

3. Residential & Commercial Real Estate

Lethbridge has some of the most affordable housing in the country and new developments in each area of the city offer many choices for new homes. On the commercial real estate side, a variety of options and locations are currently move-in ready, while other benefits and incentives are available for those looking to build or expand a practice.

4. Location & Quality of Life

Sitting an hour from the mountains and the Canada/US Border and just 2 hours from Calgary, Lethbridge offers an urban lifestyle with a small-town feel. A vibrant arts and sporting community, Lethbridge offers something for everybody.

We believe Lethbridge is a bright choice for you, your medical practice and your family. We look forward to continuing the conversation on how we can meet your needs to make southern Alberta your home. Please do not hesitate to contact us if you require additional information or have questions. You can find more information about Lethbridge and our region by visiting www.chooselethbridge.ca

Sincerely,

A handwritten signature in black ink, appearing to read 'Trevor Lewington'.

Trevor Lewington
CEO, Economic Development Lethbridge
trevor@chooselethbridge.ca



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"Do as much as possible for the patient, and as little as possible to the patient." - Dr. Bernard Lown

OVERVIEW

Thank you for considering Lethbridge, Alberta for your medical practice.

As a mid-sized city of just over 101,000 people, Lethbridge is located on the doorstep of the Canadian Rockies and is only an hour away from the majestic Waterton Lakes National Park. It is bisected by the Oldman River, creating valley parkland with scenic coulees and miles of running, biking and hiking trails. Warm westerly Chinook winds give Lethbridge some of the most moderate winters in Western Canada. Lethbridge boasts two post-secondary institutions, a rarity for a community of its size. It's smaller size, lower cost of living and higher quality of life make Lethbridge a community of choice to not only relocate and grow your practice but also provide a unique lifestyle for you and your family.

Continued investment in Lethbridge on a municipal, provincial and federal level all contribute to the growing amenities and infrastructure that will keep our city competitive with other cities throughout the world. Over the past 3 years Lethbridge has seen a new Science and Education facility built at the University of Lethbridge, a multi-purpose recreation centre for residents, and the completion of a new downtown transit building. Work is currently underway on transforming Exhibition Park into a world-class Agri-Food hub for the region, an undertaking that will add jobs to the city and benefit the region as a destination for tourism and conferences.

A growing and diverse economy lends to many different job and career opportunities as the Lethbridge region is not limited to one or two specific sectors.

According to the latest Brighter Together Business Survey, conducted in early 2022, the largest industries in our region are retail, construction as well as health care & social assistance. The largest growing industries include once again health care & social assistance, agriculture as well as finance & insurance. The depth of opportunities for spousal and family employment are abundant.

With a broad population in our city and region, the opportunities for specialized medicine in Lethbridge are needed. The Chinook Regional Hospital offers support in many areas including Internal Medicine, Cardiology, Respirology, General Surgery, Orthopedics, Pediatrics, Obstetrics & Gynecology, Geriatrics, Palliative Care, Psychiatry and more. Other support for medical professionals comes by the way of the Chinook Primary Care Network which represents the collaboration between physicians and Alberta Health Services (AHS), by providing and coordinating a comprehensive set of health care services to patients.



1. Regional Hospital & Support System

The Chinook Regional Hospital (CRH) is the primary hospital for the City of Lethbridge and region. Other smaller communities such as Cardston, Raymond, Taber, Fort McLeod and others have smaller health centres but transfer most of their patients to Lethbridge for numerous procedures and services.

One of the many resources that benefits our physicians and residents is a dedicated Cancer Care centre located within the Chinook Regional Hospital. The Jack Ady Cancer Centre offers services including:

- Cancer Patient Navigation and Tumor Triage Coordination
- Chemotherapy/ Systemic Cancer Locations
- Outpatient Cancer Drug Benefit Program
- Radiation Therapy Locations

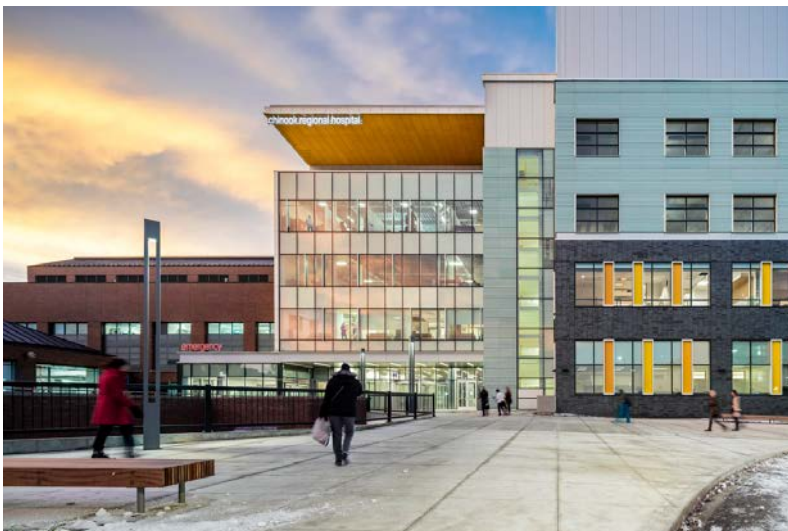
The CRH offers day surgery and procedures which allows all physicians to keep patients closer to Lethbridge and save them time and money on trips to Calgary and Edmonton for certain procedures. An onsite lab allows for easy access by residents for testing ordered by their prescribing physicians.

Other departments and services at Chinook Regional Hospital include:

- COPD and Asthma Clinic
- Child and Adolescent Mental Health Program
- Kidney Care Clinic
- Mammography
- Nuclear Medicine
- Pediatric Inpatient Unit
- Speech Language Pathology

A full list of services and programs can be found on the AHS - South Zone website.

https://www.albertahealthservices.ca/findhealth/search.aspx?type=service#icon_banner



Chinook Regional Hospital - Lethbridge, Alberta

1. Regional Hospital & Support System

Other resources that act as a support system to many regional physicians is the Chinook Primary Care Network (CPCN). Since 2005, the CPCN, located in Lethbridge has helped bridge the needs of local physicians and Alberta Health Services. Currently there are 150 physicians participating in the Chinook Primary Care Network providing care to just over 174,000 regional residents.

The [CPCN website](#) is a great resource for residents looking for a physician, finding regional clinic information, researching patients rights and responsibilities and tips about physical and mental well-being.

Health Care services provided by the Chinook Primary Care Network include:

- Basic non-hospital care
- Family planning and pregnancy counseling
- Care during terminal illness
- Minor surgery
- Rehabilitation
- Coordination of:
 - a. Home Care
 - b. Emergency Room Services
 - c. Long-term Care
 - d. Secondary Care
 - e. Public Health

For more information about the Chinook Primary Care Network please contact:

Dr. Chris Waller

Medical Director

Chinook Primary Care Network

christopher.waller@albertahealthservices.ca

Furthermore, market data indicates that Lethbridge has a slightly higher number of Health Care & Social Assistance workers than other regions across the country. With 21% of the Labour Force working in this sector locally it provides a great support system for physicians in the area. Some of the major employers in this sector in the region include Alberta Health Services, Lethbridge Family Services, Green Acres Foundation and the Southern Alberta Community Living Association.

There are a variety of family practice service models in Lethbridge and the region. Some of the multi-doctor clinics include the Bigelow Fowler Clinics located in the East, West and South ends of the city. The Campbell Clinic has 2 locations in Lethbridge on the West and South sides of town and a third clinic located in Coaldale, 10 minutes outside of Lethbridge. Many other clinics can be found throughout towns in Southern Alberta.

Another potential resource for Lethbridge physicians is the Rural Alberta South curriculum offered through the University of Calgary. This opportunity allows physicians in training, who are looking at a rural family practice to be placed in Lethbridge as an option. The Rural Alberta South offers dedicated Family Medicine residency training to prepare competent physicians for the broad demands of rural practice.



2. Excellent Education System

Lethbridge is committed to education from pre-school and kindergarten through to our college and university. Within the Lethbridge Public and Catholic School systems, there are seventeen elementary schools, five junior high schools, three high schools and one integrated occupational school. Lethbridge Christian school also operates from pre-kindergarten through grade 12 and a Francophone public community school serves Lethbridge and area from pre-school to grade 12. Many Lethbridge schools have programming in place to meet the needs of children with learning disabilities.

Lethbridge School District No. 51

High quality learning experiences for students are provided through a broad range of educational programs in eighteen schools and a number of outreach programs. The District educates 8,200 students within the city of Lethbridge and employs 531 teachers and 477 support staff.

Palliser Regional Schools:

Palliser serves the Lethbridge county, including 40 schools, 3 outreach programs, and six alternative Christian programs (located in Calgary) with 4,000 students and approximately 400 employees.

Holy Spirit Roman Catholic Separate Regional Divisions No. 4:

The Holy Spirit Catholic School Division operates a total of 13 schools (ECS to grade 12) in five communities including Coaldale, Lethbridge, Picture Butte, Pincher Creek and Taber. Total student enrollment is 4,300. Holy Spirit employs approximately 265 teachers and 250 support staff.



From top to bottom: Science Commons building at University of Lethbridge, Senator Joyce Fairbairn Middle School, Trades & Technologies Facility, Lethbridge College

2. Excellent Education System

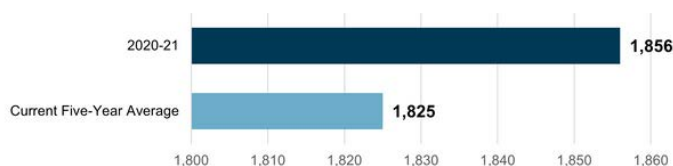
Post-Secondary Education

Lethbridge is a smart city with a highly trained workforce, fostering the development of new ideas. With both a college and university, our population has tremendous opportunity to learn and train for employment and businesses in a 'campus community' can benefit from access to highly skilled, qualified employees.

Lethbridge College is home to a Trades & Technologies Facility, the largest project in the College's history. At 165,270 square feet, it's nearly the size of three football fields. The facility allows for a total of 2,300 students to be enrolled and experience hands-on training in skilled trades and existing and emerging technologies.

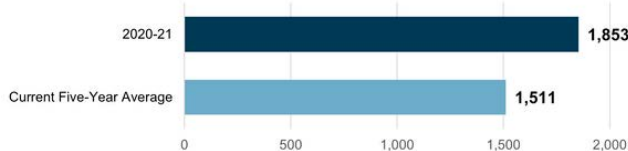
The University of Lethbridge recently opened a new \$280-million facility known as the Science Commons, constructed a new central utility plant and undertook the revitalization of University Hall. Science Commons is a place of innovation where research developed in the lab will move beyond the classroom to support industry.

University of Lethbridge: Degrees, Diplomas & Certificates Issued



Source: University of Lethbridge, Department of Institutional Analysis

Lethbridge College - Graduate Comparison



Source: Lethbridge College, Institutional Planning & Reporting

The following charts indicate the number of degrees, diplomas and certificates issues at the University of Lethbridge and graduates from Lethbridge College in 2020/2021 and also the five-year average. In 2020/2021 at the University of Lethbridge there were 129 Bachelor of Nursing and 105 Bachelor of Health Sciences graduates. The highest number of graduates from Lethbridge College in 2020/2021 were from the Health Sciences, Languages/Social Sciences/Arts & Humanities and Trades and Technologists Program Bands.

In summer of 2021, both Lethbridge College and the University of Lethbridge collaborated on a new type of accreditation for nursing graduates who split time at both institutions. The Nursing Education in Southwestern Alberta Program (NESA), launched in 2002 and revised in 2020, will recognize the ongoing collaboration between the two post-secondary institutions in Lethbridge.

"Our grads hit the ground running in their careers because they're equipped with experience and are ready to go on day one."

Dr. Paula Burns, President & CEO
Lethbridge College



3. Residential & Commercial Real Estate

Residential Real Estate

Lethbridge offers a diverse selection of housing options and styles for residents. Buying a home in Lethbridge, or getting more value for the cost of a home are two huge benefits in our region. There are numerous neighbourhoods throughout the city which cater to every lifestyle, ranging from historic properties and upscale condominiums to stylish duplexes and town houses, with numerous alternatives available in both the new and resale home market. The selection and outstanding value of housing in Lethbridge definitely adds to the appeal of the city. You will find new designs in exclusive neighbourhoods including Sunridge, the first "Built Green" community in Canada, as well as other developments like Riverstone, The Canyons, Six Mile, Southridge and Arbour Ridge.

Newer subdivisions and more mature neighbourhoods offer safe and comfortable surroundings close to all amenities and are ideal for families of every size. If you are seeking a low maintenance option, there are also a number of maintenance-free developments suitable for those preferring an adults only environment.

In 2021 the average resale home prices in Alberta large and mid sized cities were:

- Calgary \$492,684
- Fort McMurray \$393,618
- Edmonton \$389,765
- Red Deer \$337,505
- **Lethbridge \$320,991**



3. Residential & Commercial Real Estate

Commercial Real Estate

Activity levels in the local commercial real estate market held up well in 2021 despite the economic uncertainty due to the Covid-19 pandemic. There were a total of 127 commercial real estate transactions in 2021. Of the 127 transactions in 2021, 65% were lease transactions.

Leasing office space continues to offer many options and locations throughout the city. Looking at 2021 numbers at a glance:

- 22 Lease Transactions for Office Space
- \$12.41 was the average price per square foot to lease office space in Lethbridge. (net rent, does not include additional costs.)

The City of Lethbridge offers several incentives for those looking to buy commercial real estate in downtown Lethbridge. Some of these incentives include:

- Urban Core Property Improvement Program Grant - A 50% matching incentive up to a maximum of \$175,000 per property for improvements in the urban core.
- Urban Core Housing Incentive Program - A grant for development of attractive, self-contained market-rate dwelling units within the urban core.
- Targeted Redevelopment Incentive Program - A tax based incentive for targeted redevelopment (minimum \$500,000) that reduces the effect of an increase in municipal taxes attributable to the differential between pre-construction and post-construction assessment in the urban core.
- Business Improvement Loan - Provides interest free loans up to \$15,000 for downtown businesses to improve the appearance and/or function of their business, with interest paid for by Heart of Our City.



The Downtown Lethbridge Farmers Market runs each summer on Festival Street located in the Heart of the City.

4. Location & Quality of Life

A mid-sized city with a population of over 101,000 people, Lethbridge is located in the Southern part of Alberta, Canada. With an average of 320 days of sunshine per year and one of the warmest winters in the western provinces, there is plenty of opportunity to enjoy all that this city and region has to offer. The geographic location also ensures close proximity to world class ski resorts in the Canadian Rockies, majestic national parks and the U.S. border.

With plenty of sunshine, short commute times and access to a range of quality opportunities in the areas of education, recreation as well as arts and culture you'll find that Lethbridge offers a desirable work/life balance you can enjoy.

Recreation Facilities:

- The ATB Centre is a multi-purpose leisure recreation facility intended to promote active lifestyles that contribute to the personal well-being and quality of life for everyone in our community. It features two NHL-sized ice surfaces, a 10-sheet curling facility, a 256,000 square foot aquatics facility with waterslides, an adventure/lazy river, lap pool, surf simulator and whirlpool. It also includes a multi-sport field house, fitness centre, indoor track, gymnasiums, child minding area, indoor playground, locker rooms and commercial space.
- Henderson Lake Pool which received a \$10.3 million renovation in 2016 is located in Henderson Park. It includes a spray park, rock climbing wall, diving board, picnic area and two waterslides. It is unlike any other outdoor pool facility in the entire province and is garnering interest from other communities in Alberta in how they may follow suit.
- Lethbridge has numerous golf courses, pools, 70 parks with over 200 kilometers of trails for everyone from the avid hiker, runner or cyclist to more family friendly walking paths. The city of Lethbridge has a Lethbridge Park app which displays trails and paths throughout the city.



Climate:

It's easy to see that southern Alberta gets its fair share of sunshine. On any given day, the wide blue sky dominates the landscape. Visitors from other parts of the world often comment about our big wide sky and wide open spaces. A steady westerly breeze keeps the air fresh and the sky clear. Any change in wind direction is usually associated with a change in the weather. Lethbridge is not all dry prairie as we get just enough moisture to green the coulees (the Oldman River Valley) and allow for thick urban forests of poplar, elm and birch to grow.

Pictured to the left: The ATB Centre in West Lethbridge and bike trails along the coulees in the river bottom



4. Location & Quality of Life

Arts, Culture & Festivals:

Residents of Lethbridge and area enjoy a wide variety of performing and visual arts, cultural events and attractions and festivals in venues across the city. Below are just a few of the many organizations and festivities in the vibrant local arts and culture community.

- CASA (Community Arts Centre)
- Fort Whoop Up Interpretive Centre
- The Galt Museum & Archives
- Lethbridge Symphony Orchestra
- Nikka Yuko Japanese Gardens
- The Southern Alberta Art Gallery
- Helen Schuler Nature Centre
- Yates and Sterndale Bennett Theatres
- Exhibition Park

Some annual events in Lethbridge include:

- Whoop Up Days
- Street Wheelers Weekend
- Lethbridge Jazz Festival
- Winter Lights at Nikka Yuko Gardens

In the Region:

Located within an hour and a half from the city centre Lethbridge residents have access to world class ski resorts in Castle Mountain Resort, Waterton Lakes National Park and many historical sights including Frank Slide and Writing On Stone Provincial Park.



Pictured from top to bottom: Helen Schuler Nature Centre, Whoop Up Days midway at Exhibition Park, Skiing at Castle Mountain Resort