

The background of the cover features a scenic landscape with rolling hills, a winding river, and a large steel truss bridge in the distance. The image is partially obscured by large, overlapping geometric shapes in shades of blue, yellow, and white, which create a modern, layered effect.

2022

Planning and Design Annual REPORT

Table of Contents

01	Message From the Planning & Design Department
02	Recent Growth & Development
03	Municipal Benchmarking
04	Community Planning
13	Subdivisions
15	Urban Design & Management
20	Development
24	Building & Inspection Services
35	Schedule A: Municipal Development Plan Annual Report, 2022
55	Schedule B: MDP Annual Report Glossary and References

Message from the Planning and Design Department

The Planning and Design department is pleased to present the department's first Annual Report. This report highlights the work of the department and also provides a summary of the growth and development experienced in Lethbridge during recent years with a focus on 2022.

Growth and development happen in both older neighbourhoods and green field areas. Planning policies guide the decisions that are made and bylaw regulations, infrastructure standards and Provincial legislation ensure what is developed and constructed functions appropriately, provides an aesthetic enhancement and serves the public well.

In the Planning area, the most notable recent accomplishment was the **completion of the Municipal Development Plan (MDP) which was approved by City Council in June 2021**. The MDP is a city-wide document outlining the City's priorities for the future to create a livable and economically prosperous city. This document presents a long term vision that reflects the history, values and needs of this place called Sikoohkotok. The MDP provides direction and implementation actions for administration to achieve desired outcomes. The Planning and Design department worked closely with external agencies and stakeholders and every department in the organization to ensure the MDP is actionable and can be reported on for years to come. Contained within this Annual Report is an accounting of the first year implementation actions of City departments.

Communities begin taking shape with the provision of infrastructure and servicing, and the Urban Design and Construction area ensures design standards are met and that the necessary infrastructure is in place to allow for new lot development & building construction. **Most notably, in 2022 this team oversaw the construction of the necessary infrastructure to service 279 new lots on over 17 ha. of newly developed land.**

With Plans and infrastructure in place, this paves the way to allow development to occur. Working at the parcel scale, the Development team ensures compatibility with adjacent lots by implementing the requirements of the Land Use Bylaw through the issuance of development permits, compliance and Land Use Bylaw enforcement. **Last year the Development team issued 764 development permits for a variety of types of development, and issued 816 compliance letters.**

All this previous work leads to the actual construction of buildings and their component parts. The Building & Inspection Services area works to ensure that these buildings are constructed safely to proper Provincial & National codes, through issuing permits, and following up with inspections on site. **Last year the issuance of building permits resulted in 6375 building & sub-trade permits for construction that added a value of \$267,385,697 in construction value into the community.**

As we move forward, we will continue to collaborate with internal and external stakeholders as well as the public to ensure that growth and development in Lethbridge is in alignment with the MDP and the needs of the community. We are excited to play a key role in the growth and development of Lethbridge this upcoming year and work towards a livable and prosperous city for all residents.

Recent Growth and Development

Future Greenfield Development Opportunities

2,141 hectares of greenfield land without an Outline Plan (2023)



Long Range Planning

Six long range planning documents approved by City Council (2017- 2022)



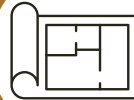
Land Use Bylaw Amendments

11 LUB amendments (text amendments and rezonings) brought to City Council (2022)



Subdivision

348 new lots created
30 new condo units created (2022)



Infrastructure & Servicing

17 ha. developed
279 new lots serviced
\$4.7 million in offsite levies (2022)



Development Permits

125 Change of use permits approved
145 Residential permits approved
31 Commercial permits approved
27 Industrial Permits approved (2022)



Building Permits

338 new dwelling units constructed
106 commercial building permits issued
42 industrial building permits issued
\$267,385,697 in construction value (2022)



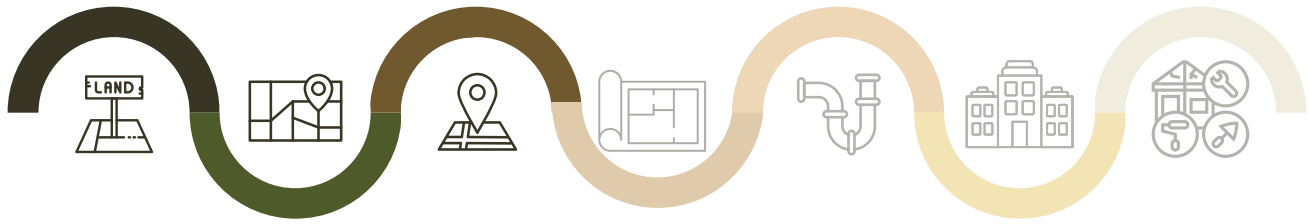
Municipal Benchmarking

The Planning and Design department works hard to ensure the orderly growth and development of our city in the most efficient manner possible. Every development project in the City works through a number of steps from raw land to realizing the construction of a building. While these steps do take time to ensure the project is built to industry leading standards, our staff understand the time and cost of regulatory review at each step and work to ensure approval at each stage is as timely as possible while ensuring the highest quality standards are met.

When comparing average approval times with other municipalities, Lethbridge ranks quite high. A recent Municipal Benchmarking Study from the Canadian Home Builders Association ranked the average development approval time for municipalities accross Canada. The report compared the average approval time of a development project from a complete application being received to a development permit being issued, and the timelines include: statutory plan amendments, Land Use Bylaw amendments, site plan approval, subdivision approvals and development permit approvals. While the report does not include Lethbridge in the comparison, Planning and Design staff compared our average approval timelines to the other municipalities using our combined approval time for: Statutory plan amendments, LUB amendments, subdivision approvals, and development approvals. **When compared to the average timelines of other municipalities in 2022, Lethbridge ranks 4th overall (as seen in the chart below).**

MUNICIPALITY	AVERAGE APPROVAL TIME (in months)	RANK
Charlottetown	3	1
Saskatoon	4	2
Regina	4	3
Lethbridge	4.17	4
Winnipeg	5	5
Calgary	5	6
Edmonton	7	7
St. John's	9	8
London, ON	10	9
Ottawa	13	10
Brampton	13	11
Surrey	14	12
Oakville	14	13
Vancouver	15	14
Pickering	19	15
Bradford	20	16
Halifax	21	17
Burnaby	21	18
Hamilton	23	19
Markham	23	20
Toronto	32	21

Community Planning



Overview

Planning works at both a high-level scale dealing with regional and city-wide plans and on the opposite end of the scale with neighbourhood-specific plans. This type of planning work focuses on developing policies to achieve community outcomes and involves collaboration with residents, adjacent municipalities and First Nations, external agencies and stakeholder bodies. City Council is responsible for the adoption of these plans which include the Municipal Development Plan, Area Structure Plans, Area Redevelopment Plans, Outline Plans, and the Land Use Bylaw and amendments to it.



Greenfield Development Opportunities and Long Range Planning

Land Use Framework	Provincial Vision
Alberta Land Stewardship Act	Provincial Tool
Municipal Government Act	Provincial Tool
South Saskatchewan Regional Plan	Regional Vision
Intermunicipal Collaboration Framework/ Intermunicipal Development Plan	Sub-Regional Vision
Municipal Development Plan	City Vision
Area Structure Plan & Area Redevelopment Plan	City Vision
Land Use Bylaw, Outline Plan, Master Plan, Guideline	City Tool

Plan Overview

Lethbridge is located in the South Saskatchewan Watershed, governed by the South Saskatchewan Regional Plan (SSRP). This plan is the guiding regional vision for how land is to be used in this area, and focuses on the environment, the economy, and community and social development. The SSRP includes a number of statutorily binding objectives categorized around 8 outcome areas focused on the economy, air, biodiversity & ecosystems, water, efficient use of land, outdoor recreation and historic resources, aboriginal peoples, and community development.

The first level in the planning hierarchy where the City is involved is at the intermunicipal level. Due to the interrelatedness of adjacent municipalities and the collective impact of decisions the Municipal Government Act requires that all municipalities that share a border have 2 sub-regional plans in place: 1) an Intermunicipal Collaboration Framework (ICF) to coordinate shared servicing, and 2) an Intermunicipal Development Plan (IDP) to guide land use decisions in each municipality.

Within the City, the highest level statutory plan is the Municipal Development Plan (MDP). This Plan was recently adopted in June 2021. The Municipal Development Plan sets the direction for managing growth, urban form, infrastructure, environment, and social initiatives in the City. This is achieved through measurable policies in areas such as the local economy, arts and culture and heritage, community wellbeing, housing, places, transportation, utilities & servicing, environment, and relationships. The Municipal Development Plan governs the entire area of the City, and is the foundation for all other neighbourhood level plans.

Under the direction of the Municipal Development Plan, neighbourhoods are planned using one of 2 methods: an Area Structure Plan (ASP) for new (greenfield) neighbourhoods, or an Area Redevelopment Plan (ARP) for older and more mature neighbourhoods. Area Redevelopment Plans establish policies to encourage new development and enhance existing features, establishes a plan for infrastructure improvements and any changes to land use districts. Area Structure Plans establish the general land use and sequencing of development, general location of major transportation routes and public utilities, provides a target for population density, and provides a framework for subdivision and development in new greenfield areas.

All of the City's statutory plans up to this point provide a vision for an area. However Outline Plans and the Land Use Bylaw (as well as master plans) are the tools used to implement the vision in the higher municipally created plans.

An Outline Plan (OP) can be created to provide further detail & direction under an Area Structure Plan. Outline Plans provide more detail than an Area Structure Plan and can include block patterns, detailed road design, detailed land use, underground infrastructure design, and greenspace connectivity. The Outline Plan can identify the land uses, but the land use does not change until the land has been rezoned through a Land Use Bylaw amendment.





Completed Plans (within the last 6 years)

Over the past 6 years, the Planning department has completed six long-range planning documents to guide infill as well as green field development, such as Area Redevelopment Plans (ARPs) and Outline Plans (OP), which are in alignment with the MDP. Planned growth must also consider market and community needs as well as development best practices. Some of these plans were authored by the Planning department, while in other cases the Planning department reviewed plans created by developers or consultants. This section explains these Plans in greater detail.

Municipal Development Plan

MDP, completed in 2021

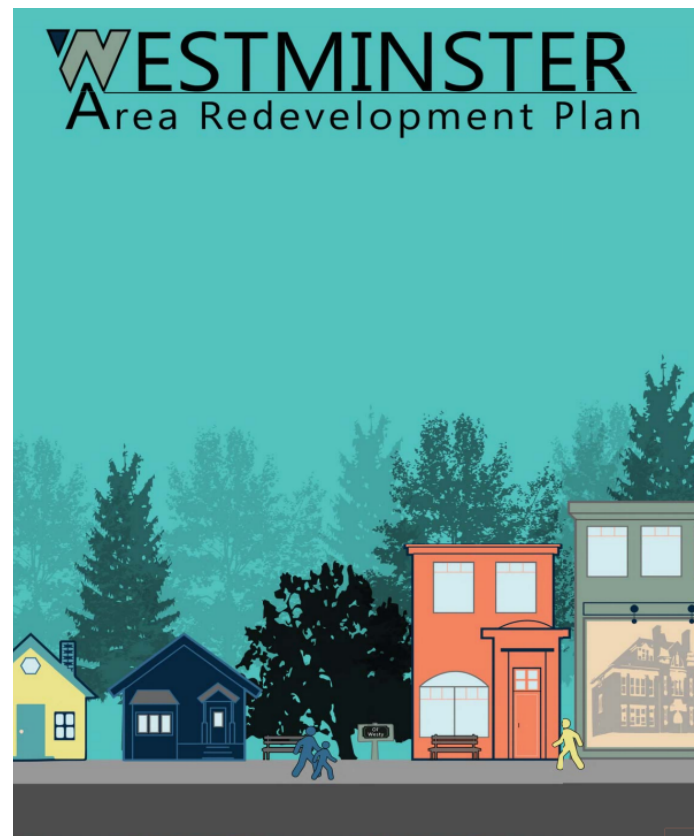


The MDP bridges Council, community and the City's corporate planning processes.

City Council passed the new City of Lethbridge Municipal Development Plan in June 2021. This was the culmination of extensive public engagement, as well as Indigenous engagement, and years of collaboration between internal and external stakeholders. Many reports, including the SSRP Compliance Initiative reports, provided the background info & data that laid the groundwork for the creation of the policies in the MDP. The new MDP will set the direction for managing growth, urban form, infrastructure, the environment and social initiatives throughout the city for many years to come. The Planning team has been working since its adoption to orientate different General Managers across the corporation on the MDP who may be impacted by its policies.

Westminster Area Redevelopment Plan

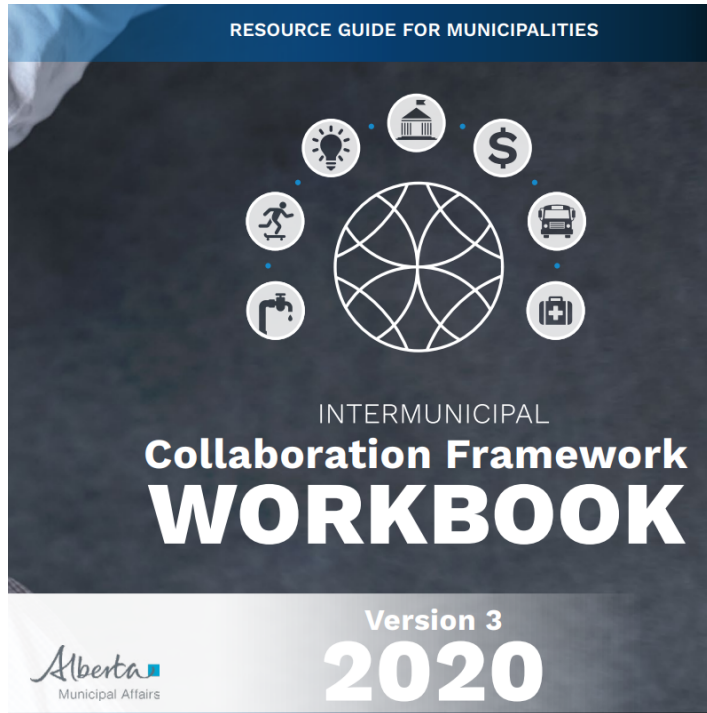
WARP, completed in 2021



The Westminster Area Redevelopment Plan was also adopted in June of 2021 after nearly 4 years of work. The project is the culmination of years of collaboration with the community at large as well as working directly with the 2 neighbourhood associations in Westminster. The plan provides a vision and policies to support the thoughtful redevelopment of residential areas (including secondary suites on corner lots), and commercial areas such as 13 St N and 5 Ave N near Mayor Magrath Dr N.

Intermunicipal Collaboration Framework

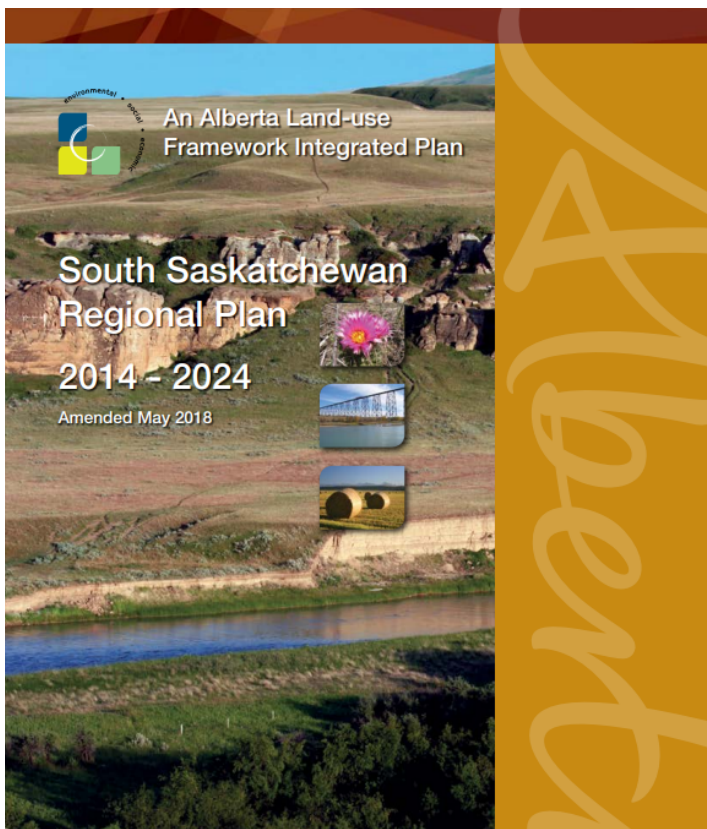
ICF, completed in 2020



The City of Lethbridge and Lethbridge County councils both adopted the Intermunicipal Collaboration Framework (ICF) in the spring of 2020. This was the result of collaboration between staff in both municipalities from various departments such as Planning, Fire & EMS, Transportation, Water & Waste Water, and Waste & Recycling. The project was initiated by a recent change in the MGA that required neighbouring municipalities to adopt an ICF to outline how we will share certain services across the 2 municipalities. The City of Lethbridge and Lethbridge County ICF outlines how we will work together for shared services, describes services that do and don't make sense to share, and provides an inventory of all the shared service agreements we have with the County.

South Saskatchewan Regional Plan Compliance Initiative

SSRP Compliance Initiative, completed in 2019

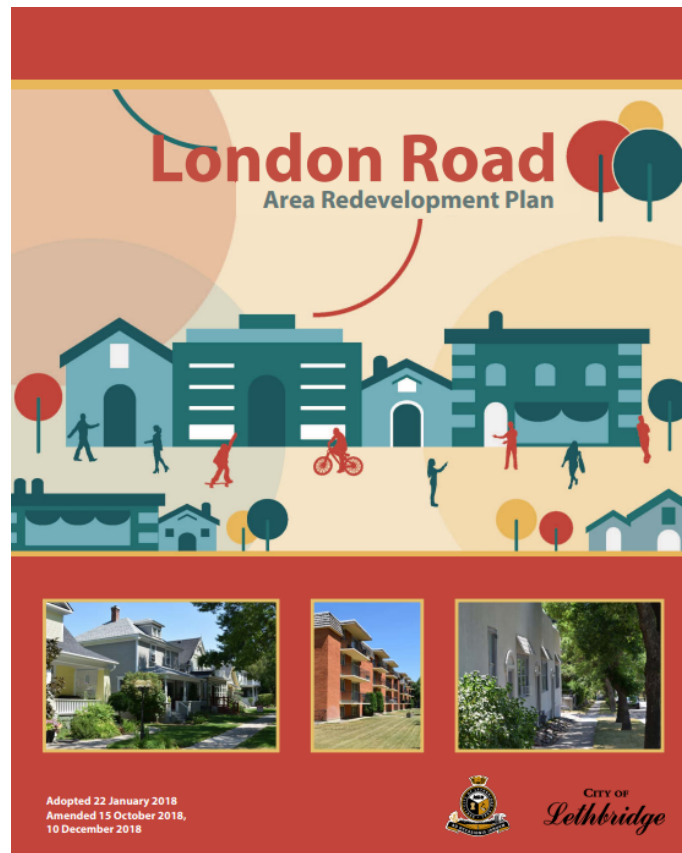


The Planning department, in 2019, reviewed all existing plans, policies and decisions to ensure that we are compliant with the SSRP, and produced 4 guiding documents (the SSRP Compliance Initiative Reports) which identified how we will align future plans with the SSRP.

London Road Area Redevelopment Plan

LRARP, completed in 2018

The London Road Area Redevelopment Plan was adopted in January 2018. This Plan sets out an updated methodology for the delivery of ARPs, which includes strong collaboration with stakeholders, current state data analysis, and a comprehensive policy framework. The policy direction establishes the value of preserving historic character of the neighborhood while integrating redevelopment.





Plans Reviewed by Planning Department

Discovery Outline Plan

Reviewed in 2017



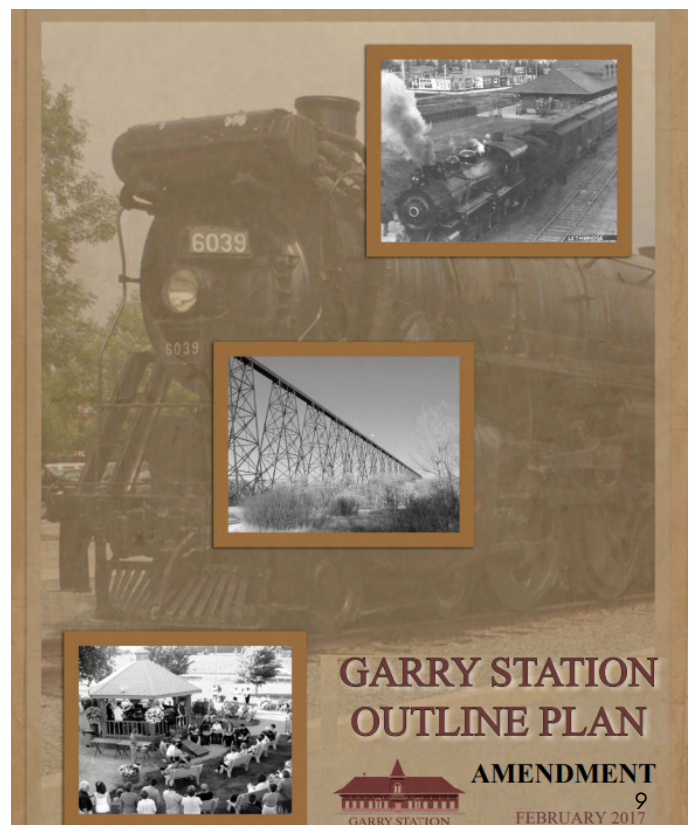
This Outline Plan was prepared for an area within the South-East Area Structure Plan (SEASP). The plan provides a design basis for the future development of this area as well as information relating to: land use types, transportation networks, core infrastructure layouts and development phasing.



The Garry Station Outline Plan facilitated further development adjacent to existing communities of The Crossings and The Piers. The infrastructure layout, land use patterns and development phasing of the Outline Plan reflects the policy direction of the West Lethbridge Phase 2 Area Structure Plan.

Garry Station Outline Plan

Reviewed in 2017



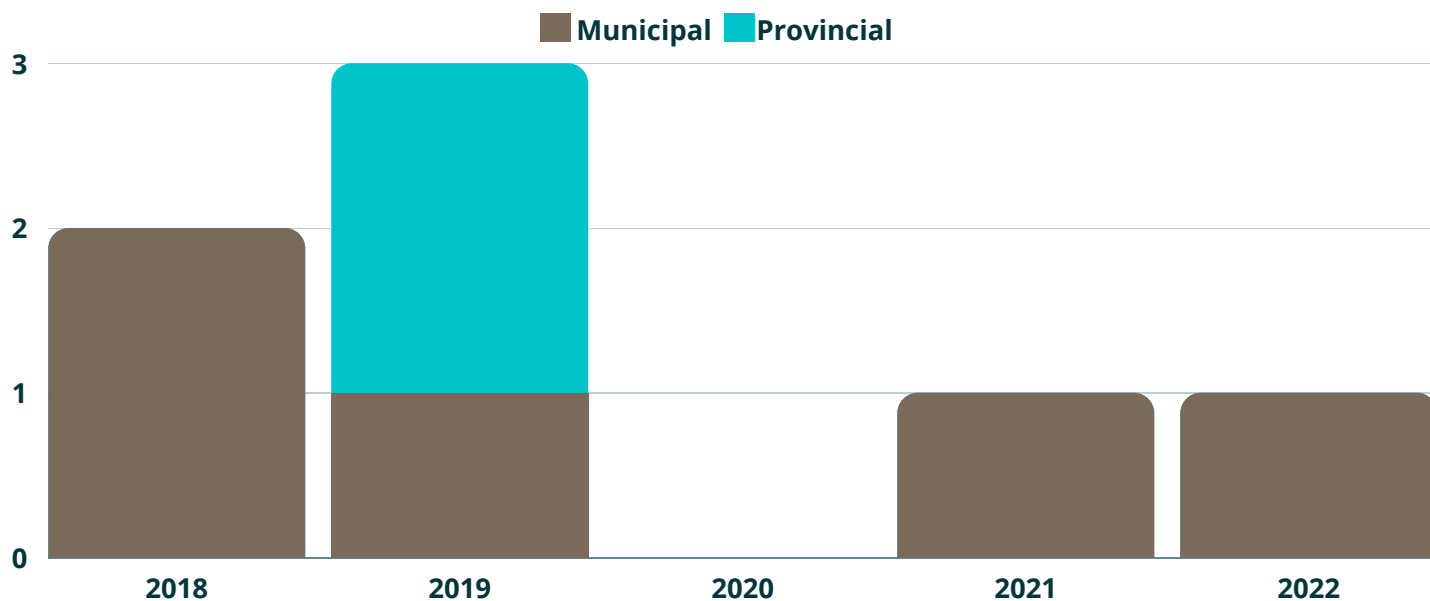


Heritage Preservation

Heritage Management Plan

The City of Lethbridge's current Heritage Management Plan was adopted in 2007. This was the first time the City had implemented a comprehensive and ongoing program to identify and manage heritage resources. The Plan set out a number of recommendations and options for the creation of a heritage program, and this program has gone through some piecemeal evolution and expansion in the years since. The City has completed other guiding documents including the SSRP Compliance Initiative, the Reconciliation Implementation Plan, and the MDP which identify additional ways the Heritage Management Plan could incorporate a more inclusive vision of heritage in Lethbridge. This direction aligns with Council's Strategic plan as well and it positions Planning & Design to undertake the Heritage Management Plan Update Project. This project, which is partially funded by a Provincial grant, was initiated in the fall of 2021 and has involved significant engagement with the Blackfoot Nations and Métis Nation of Alberta on how to approach managing Indigenous historic places, as well as targeted stakeholder engagement around objectives for the heritage program. The draft updated Heritage Management Plan was submitted for Cultural & Social SPC's review at their October 2022 meeting.

New Historical Designations



Historical Designations	2018	2019	2020	2021	2022
Municipal	2	1	0	1	1
Provincial	0	2	0	0	0
Total	2	3	0	1	1

Historic Places Designation

Historic places in Lethbridge are preserved through the Municipal Historic Resources designation program. Municipal Historic Resources are historic places – most often buildings - that City Council has legally protected through the passing of a designation bylaw. Owners of a Municipal Historic Resource can access Provincial grants to assist with the costs of conservation, preservation and restoration for their historic place. The number of properties that have received a historic designation is shown in the Table above.



Burgman Building, 418-13 St N, designated August 2018.

Oliver Block, 316 5 Street S, designated September 2022



Land Use Bylaw Amendments

Overview

The current Land Use Bylaw (Land Use Bylaw 6300) is the regulatory tool that is used to implement all the statutory plans in every area of the city. The Land Use Bylaw establishes Land Use Districts and assigns a District to each property in the city. The Land Use Bylaw regulates how land is to be used in each of these Districts and generally across the city by: establishing permitted & discretionary uses, setbacks, parking requirements, landscaping, lot sizes and a number of other regulations. Planning also oversees the Land Use Bylaw and makes Land Use Bylaw amendments frequently.

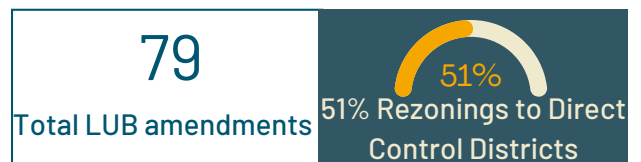
Land Use Bylaw (LUB) Amendment Applications

Land Use Bylaw (LUB) amendment applications (often called 'rezonings') are initiated by applicants who are often landowners (or their representative) or developers. Due to this nature of being market initiated and driven the number of applications for LUB amendments varies year to year. For example 2020 saw significantly fewer applications than the average over the last 5 years, due partly to the Covid-19 pandemic. This section provides a summary of these applications over the last 5 years.

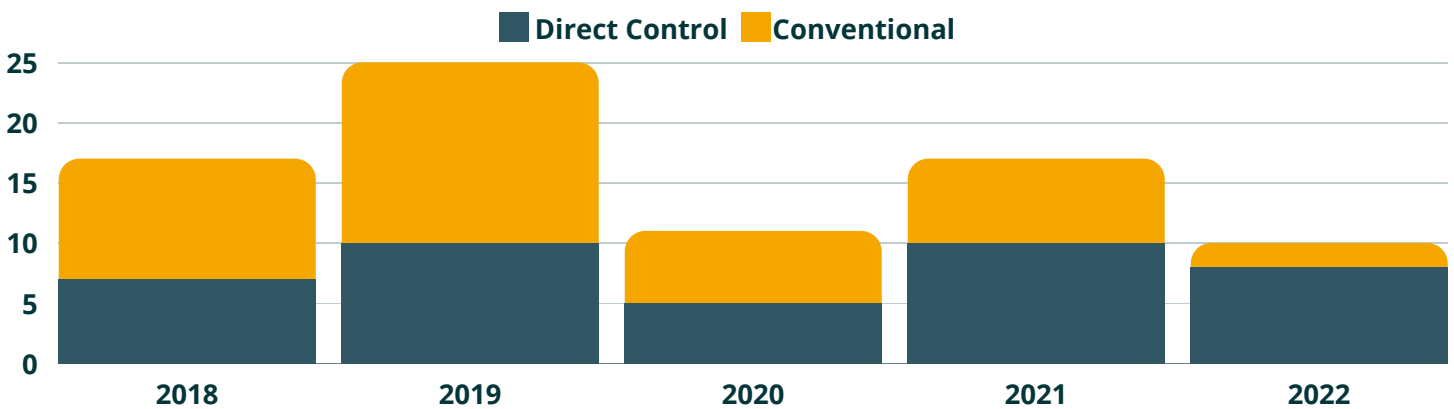
2022 Applications



Over Last 5 Years (2018-2022)

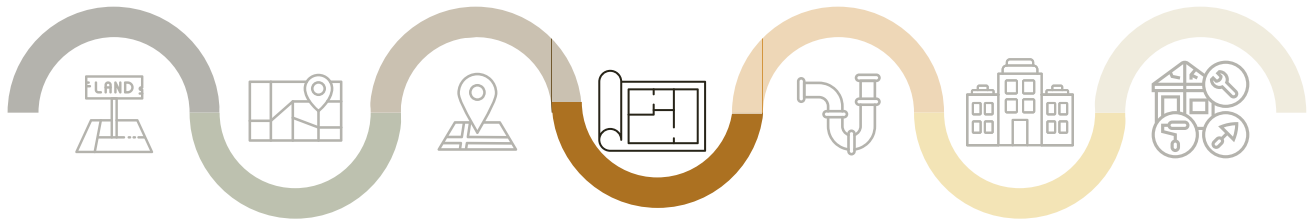


Lethbridge Land Use Bylaw (LUB) Amendment Applications



LUB Amendments in Lethbridge	2018	2019	2020	2021	2022
Direct Control District	7	10	5	10	8
Conventional LUB District	10	15	6	7	2
Total	17	25	11	17	10

Subdivisions



Overview

The work of the Planning Department also includes the subdivision of land. Subdivision approval is a process that generally precedes development, and ensures that any new legal parcels for subsequent development are created in accordance with provincial legislation and are aligned with the policies and direction set out in the City's approved statutory plans. The process of subdividing land in Lethbridge is regulated by the Municipal Government Act and the general process can be divided up into 3 phases or steps, including:

- 1 Tentative Plan Submission:** The applicant submits a proposed subdivision plan to the subdivision planner for review. This review includes circulation to other internal & external stakeholders who may provide important feedback on issues such as required utility hookups, transportation connections & access, and adequate zoning, additionally the review may also include notifying adjacent landowners in some areas. The subdivision planner reviews the plan to ensure compliance with the Municipal Government Act, statutory plans, and the Land Use Bylaw. Once the subdivision planner has received all of the feedback and finished reviewing for compliance, they will make a decision on the proposed plan.
- 2 Conditional Approval:** Following review, a proposed subdivision plan may be refused or approved. Should the proposed plan be approved, the subdivision planner will often include a number of conditions that must be met in order for the proposed subdivision plan to be approved. Once these conditions have been met, then the applicant may apply for final endorsement of the proposed subdivision plan.
- 3 Final Endorsement:** This is the final step to approving a proposed subdivision of land. This step includes the applicant submitting the proposed subdivision plan again showing how the conditions in the conditional approval will be met. Should all the conditions be met, the proposed plan is given final endorsement and is registered with Alberta Land Titles Office.

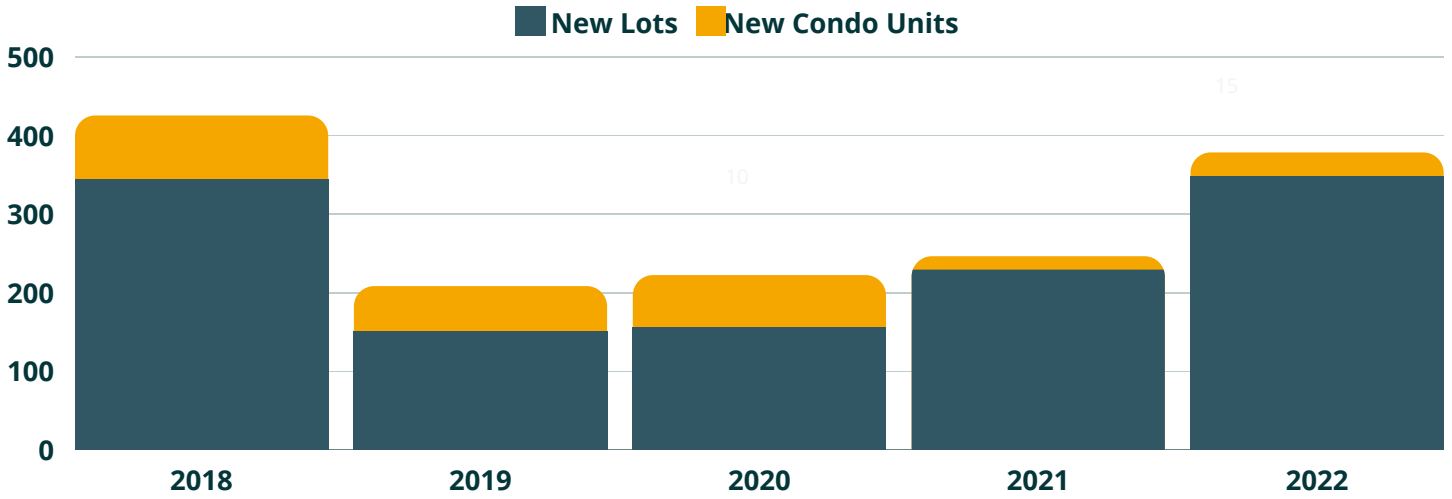
When an application is received for a subdivision it includes a certain number of proposed lots or condo units to be subdivided. Therefore, in order to get a more complete picture of how much land in Lethbridge is being subdivided each year, the graph below shows the number of new lots and new condo units created by subdivision over the last 5 years.

The process above generally describes how land is subdivided in Lethbridge. The table below shows the number of subdivision applications started each year, which has continued to grow annually. When compared with the similar sized city of Red Deer, Lethbridge has consistently had more subdivision applications over last 5 years.

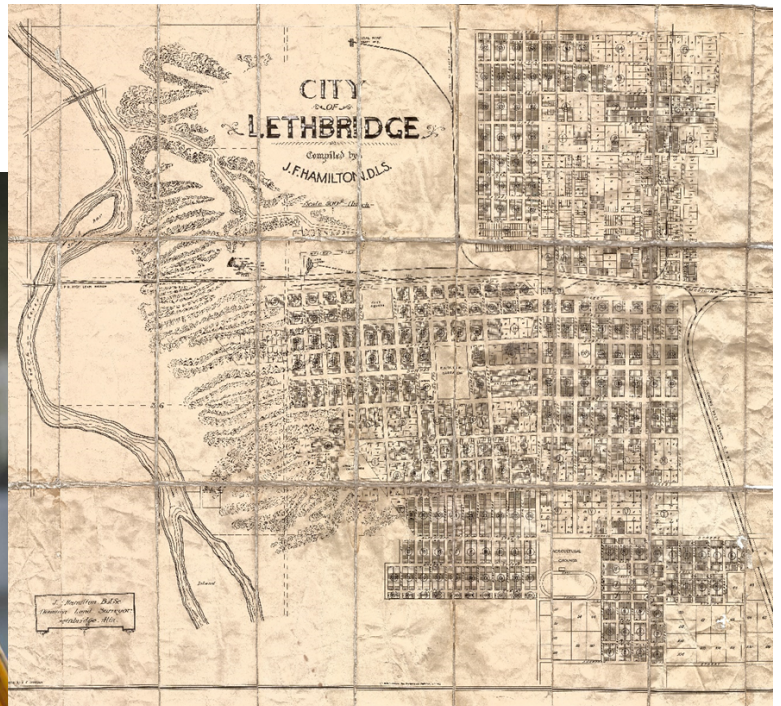


Subdivision Applications (within the last 5 years)

Subdivisions in Lethbridge



Subdivisions in Lethbridge	2018	2019	2020	2021	2022
# of New Lots	344	150	155	229	348
# of New Condo Units	81	58	67	17	30



Land Survey of Lethbridge in 1909. Source: Galt Museum & Archives.

Urban Design and Management



Overview

Urban Design and Management works at a neighbourhood and city wide scale to ensure design standards are met and that the necessary infrastructure is in place to allow for new lot development and building construction. Urban Design and Management oversees the implementation of design standards, growth forecasting, infrastructure planning & financing, and right of way management. This unit monitors the quality of infrastructure built by land developers and the quality of restorations to City infrastructure by telecommunication and shallow utility companies working in existing areas. Urban Design and Management may interact with Council at the annual Capital Improvement Program Deliberations with regards to offsite levy funded projects, as well as when providing their annual offsite levy report.

Planning and Budgeting for Core Infrastructure

Providing the necessary infrastructure that facilitates development and building requires plans, projections, and budgets to be in place. Offsite Levy budgeting and projections are used to plan for the orderly, timely, and cost effective construction of this core infrastructure.

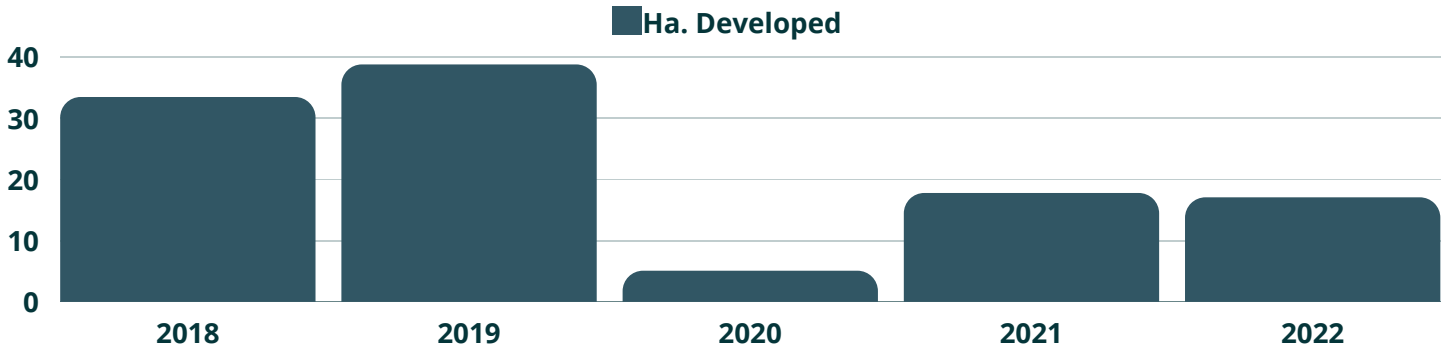
Offsite Levies and Growth

Offsite levies are a mechanism that allows developers to share the cost of the necessary infrastructure expenses incurred as a result of their development. The offsite levy rate is established by bylaw, and is based on growth projections (# of hectares developed) and debt payments. The levy ensures there are enough funds to pay existing debt and continue to provide infrastructure for growth in the city. The Urban Design and Management team projects how much land (in ha.) will need to be developed in order to pay for the debt taken on by the City for existing and proposed Offsite Levy funded projects. This determines the offsite levy rate. The Offsite Levy rate for 2023 is \$290,000/ha. The amount of Offsite Levies collected annually over the last 5 years and the amount of land developed can be seen in the three graphs and the chart below:

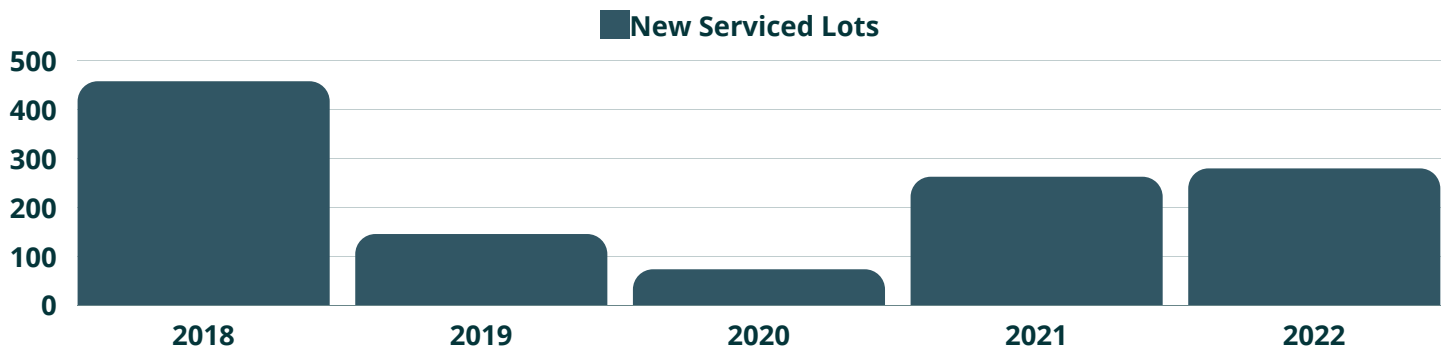


Planning and Budgeting for Core Infrastructure

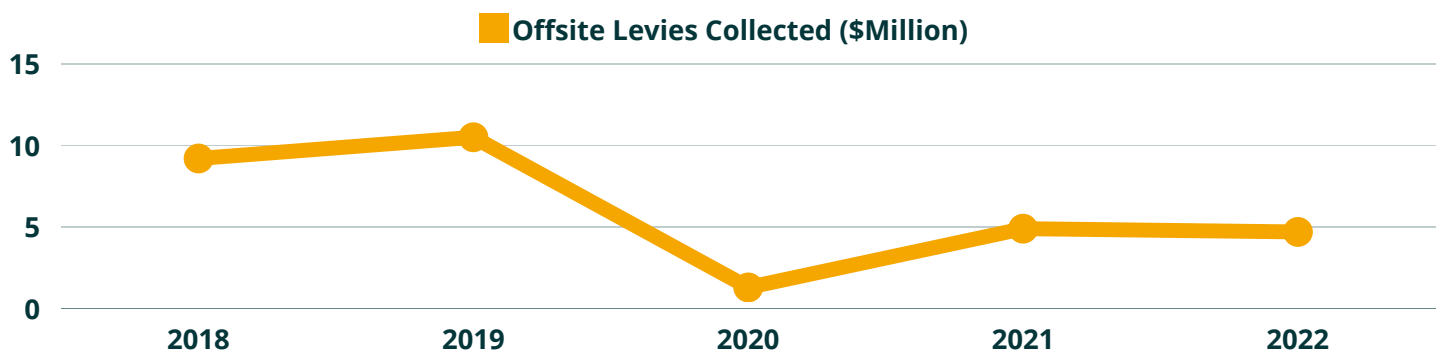
Hectares Developed



New Serviced Lots



Offsite Levies



Growth & Offsite Levies	2018	2019	2020	2021	2022
Hectares Developed	33.41	38.73	5.03	17.73	17.02
New Serviced Lots	457	145	73	262	279
Offsite Levies Collected	\$9.2M	\$10.5M	\$1.3M	\$4.9M	\$4.7M

Service Agreements

Service agreements outline the infrastructure that is to be put in place for a phase of development. These agreements outline the construction standards that built infrastructure must meet and collect the offsite levies due based on the amount of land being developed in the phase.



Inspecting and Certifying Contributed Assets

Once infrastructure is constructed the Urban Design and Management team use a number of tools to ensure that the infrastructure that is handed over to the City to be maintained in the future has been built to meet the City standards. There are 2 different tools employed to ensure this happens, including: Construction Completion Certificates and Final Acceptance Certificates. Each of these are discussed below.

Construction Completion Certificates

Once new infrastructure has been built, it is inspected to ensure it was constructed to the City's standards. When this has been verified (or any remedial work needed has been completed and further inspected to ensure compliance with the City's standards) then the land developer is issued a Construction Completion Certificate. The Developer is still responsible for any deficiencies that may arise for two years or until the Final Acceptance Certificate is issued.

Final Acceptance Certificates

Two years after the Construction Completion Certificate has been issued infrastructure is re-inspected. Once any deficiencies have been repaired then the land developer is issued a Final Acceptance Certificate and their obligation to the City is complete.





Right-of-way (ROW) Permits

These permits are used by Urban Design and Management to ensure that any work done (whether a new utility line is being installed, or an excavation is occurring in the ROW) is done safely, in order to protect valuable publicly and privately owned assets. There are a few different types of permits issued for work in ROW's including utility location assignment permits, excavation permits, hoarding permits, among others. Two of the more common types of permits are discussed below:

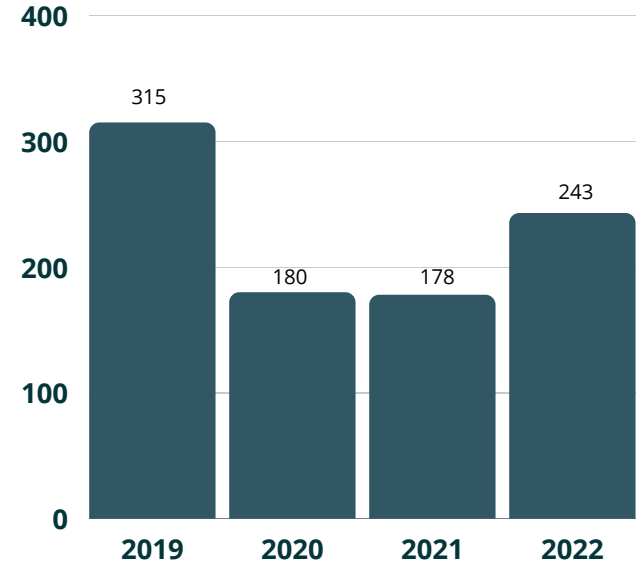
Utility Location Assignments (ULA)

Whenever new utility infrastructure is being installed in a City of Lethbridge road right-of-way (ROW) or registered Utility Right of Way (URW) a thorough review of existing infrastructure, including circulation for comment to all utility owners, takes place prior to issuing a permit approving the location of the new infrastructure. This ensures that all new infrastructure does not interfere with existing utility lines in the ROW or URW at that location. The utility lines installed in these ROWs or URWs includes both public (city owned) and private infrastructure from providers including: City of Lethbridge Electric Utility, City of Lethbridge Waterworks, Telus, ATCO Gas, Bell, Shaw, as well as others. The number of new Utility Location Assignment permits issued annually in the last 3 years averaged 224, as seen in the graph above

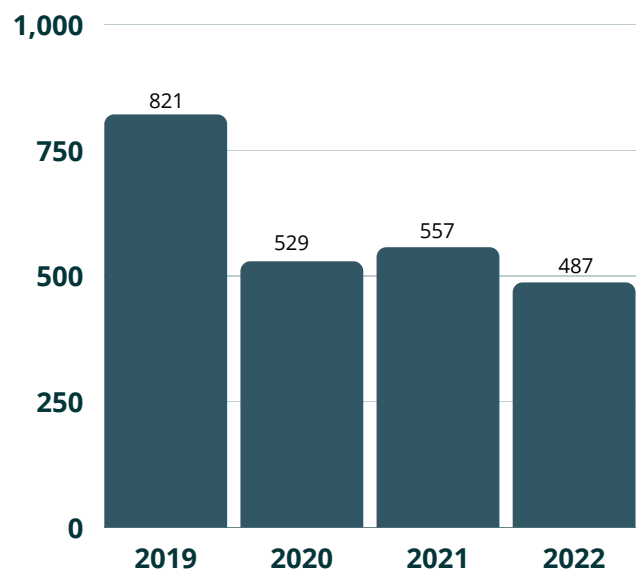
Excavation

Excavation work within the City owned ROWs or URWs can include; new lines being installed as per the ULA permit, remedial work, repairs to existing lines, or whenever there is an excavation within the ROW or URW for any reason. Excavation permits are required whenever there is any work being done in the ROW in order to ensure that all existing infrastructure is protected, public safety is maintained and that all relevant City standards and specifications are adhered to. These permits can be issued to both public and private entities including: City of Lethbridge Electric Utility, City of Lethbridge Waterworks, City of Lethbridge Transportation, Telus, ATCO Gas, Bell, Shaw, and also Developers. Over the last 3 years the City has seen an average of 636 ROW Excavation permits issued annually.

Annual Utility Location Assignment Permits



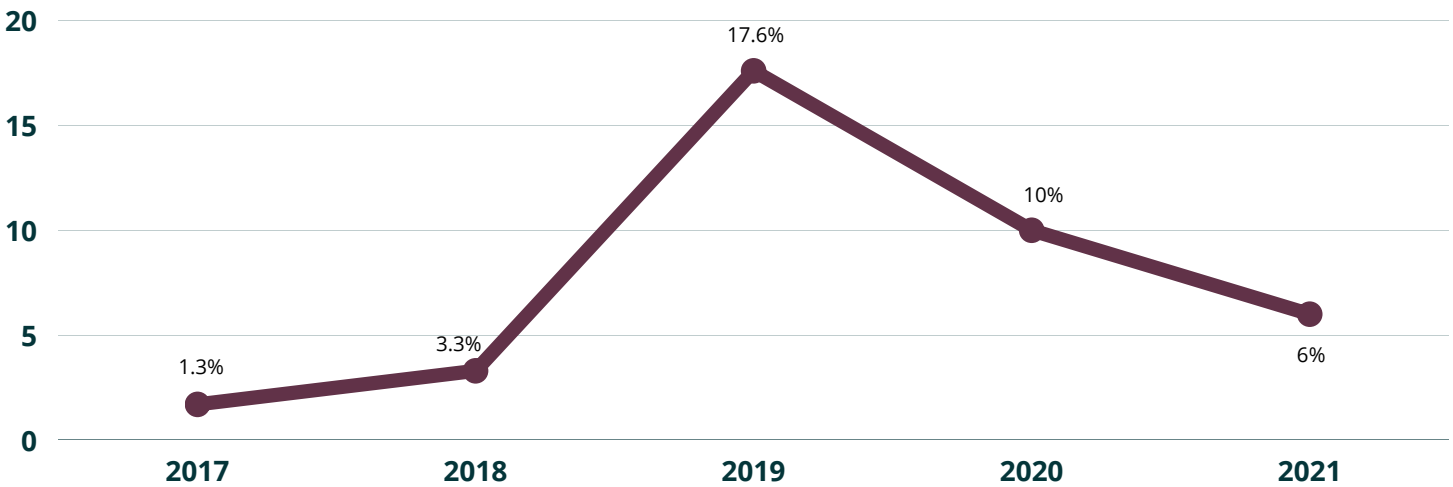
Annual ROW Excavation Permits



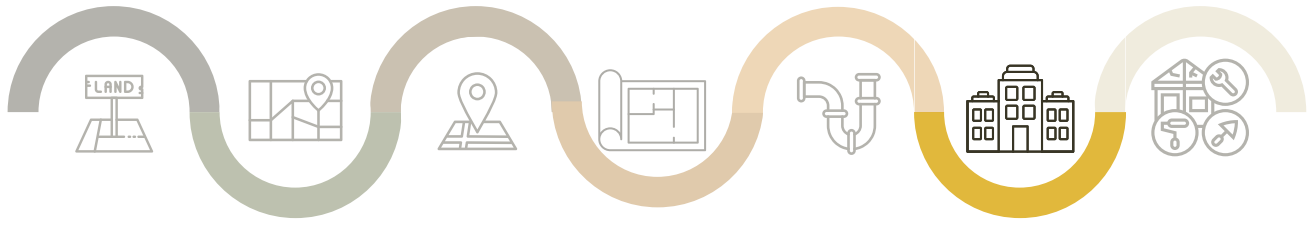
Warranty Inspections for ROW Permits

Urban Design and Management inspects all excavated locations, within ROWs and URWs, after 2 calendar years to confirm that corrective work due to settlement is not required. This helps ensure that the contractor on behalf of a utility owner has completed the backfill to an acceptable standard and that the excavation will not result in future added costs to the City for surface rehabilitation. If corrective work is required this is done by the contractor for the utility and a subsequent follow up inspection ensure that any deficiencies are corrected. Over the last 6 years, an average of 7.7% of ROW excavation projects required remedial work.

Excavation Repairs Required at 2 Year Warranty (%)



Development



Overview

Development works at the parcel or lot scale ensuring compatibility with adjacent lots by implementing the rules and requirements of the Land Use Bylaw. Development focuses on functionality and compatibility, and the nature of their work is both facilitative and regulatory. Development team provides development permits, compliance and Land Use Bylaw enforcement. Although Development has no direct interaction with Council, they may interact with the Subdivision & Development Appeal Board.

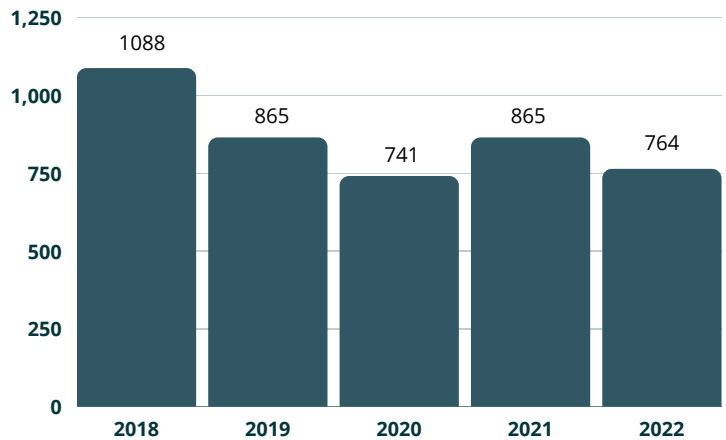
Permit Applications

The Development Department reviews and makes decisions on 2 types of applications: development permits, and compliance letters.

Development Permits

The Municipal Government Act requires most development projects to have a development permit before any building permits can be issued or before construction can begin. Development Officers receive development permit applications and make a decision on each application to ensure compliance with all statutory plans and with the Land Use Bylaw. Following their review, a Development Officer may issue a permit, or refuse to issue a permit.

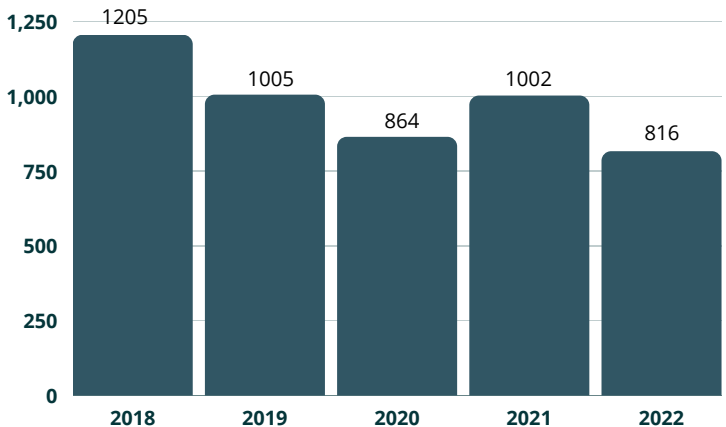
Annual Development Permits Issued



Compliance Letters

Compliance letters are processed upon request from homeowners (or their lawyers), or surveyors as a part of the due process for real estate transactions. This work involves reviewing a Real Property Report indicating the existing structure on a property, and ensuring all structures as shown on the property have the proper approvals and permits needed. These are not a requirement in the MGA, however they assist realtors and homeowners in the process of selling real estate.

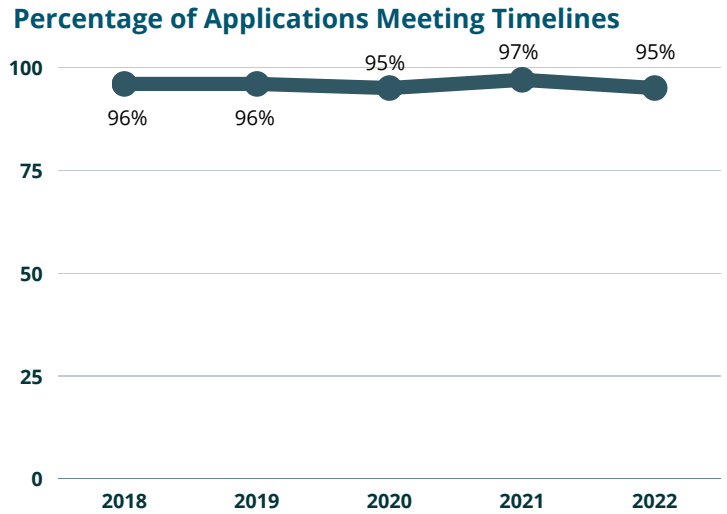
Annual Compliance Letters Issued





Permit Timelines

Over 90% of development permit applications have met the required timelines since 2018. These consist of a 20-day period in which an application is to be deemed 'complete', that is all the necessary documentation has been provided by the applicant, and 40 days for the Development Officers to issue a decision. The reported figures below include a small number of permits which lacked the tracking task. Additionally, this analysis didn't account for any correspondence with the applicant regarding additional information to be provided which may have extended allowed timeframes.





Permit Frequencies

All development in the City must comply with the rules and regulations of Land Use Bylaw 6300. There are various types of development that Development Officers issue permits for. The following table below lists some of the most frequent types of permits applied for over the last few years.

Most Frequent Development Permit Types

Most Frequent Development Permit Types	2018	2019	2020	2021	2022
Commercial Addition	18	16	13	35	20
Commercial Change of Use	107	83	79	119	84
Commercial New	10	8	10	6	11
Industrial Addition	17	20	18	8	15
Industrial Change of Use	59	42	34	34	37
Industrial New	15	4	5	12	12
Multi-Family New	6	9	4	8	10
2 Unit-New	52	22	24	15	26
Detached Garage	17	9	12	18	26
Single Dwelling Addition	12	11	16	22	21
Secondary Suite New	41	56	40	50	34
Residential Waiver	139	109	91	91	101
Portable Signs	143	118	107	110	121
Secondary Suites (before 2006)	31	23	0	0	0
Signs	128	97	76	109	85
Type A Home Occupations	373	305	244	282	216
Type B/C Home Occupations	24	19	34	24	38

Most Frequent Development Permit Types - by Year

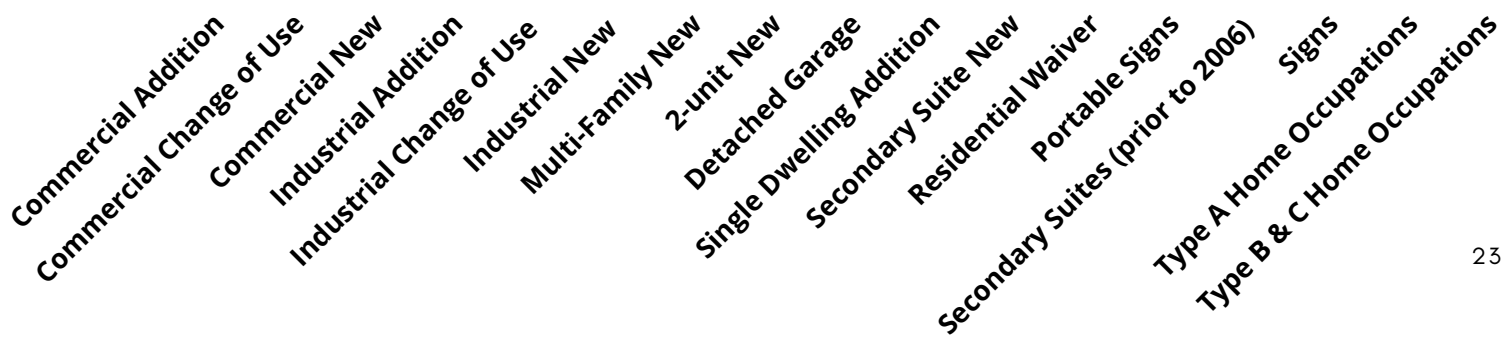
2018 2019 2020 2021 2022

1,500

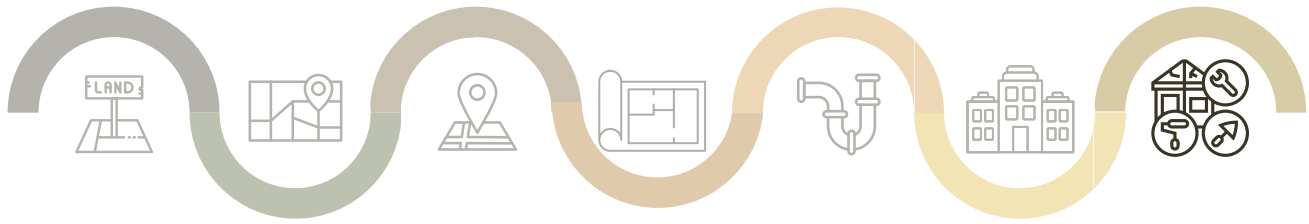
1,000

500

0



Building and Inspection Services



Overview

Building & Inspection Services has the most detailed scope of work in the department. They ensure that minimum building and occupant safety requirements are met at the structural scale. The issuance of construction permits under the Safety Code Act is an essential service that is a mandatory part of the approval process for new constructions and renovation projects. There are 4 different safety areas they focus on: Building, Electrical, Plumbing and Gas, each with its own respective set of safety codes. The work in each of these 4 areas generally involves a review of submitted plans, issuing a permit, and then following up with that permit with on-site inspections. This process is meant to ensure that projects meet the life safety requirements prior to occupancy.

Building & Inspection Services is governed largely by provincial and national codes & regulations. There are 7 provincial and national codes & regulations, and 1 City of Lethbridge Bylaw that are enforced including:

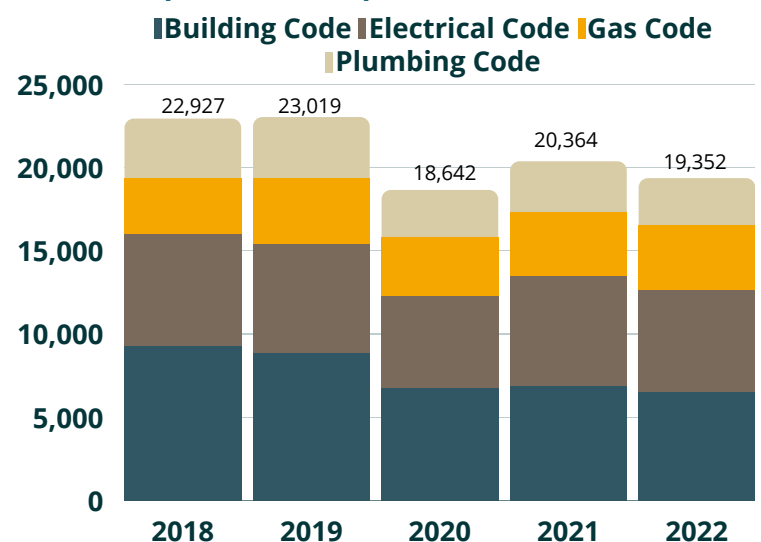
- Safety Codes Act/Permit Regulations
- City of Lethbridge Safety Codes Permit Bylaw 6110
- National Building Code – 2019 Alberta Edition
- National Energy Code of Canada for Buildings 2017
- Barrier Free Design Guide 2017
- Canadian Electric Code (24th Edition)



Inspections Completed

Every year, over 20,000 inspections are completed by the City of Lethbridge Safety Codes Officers. The number of inspections completed will vary based on the volume and composition of permits issued. The number of inspections required for each permit can differ for many reasons, such as the number of inspections required based on the scope and nature of the project, and the number of 'failed' or 'partially completed' inspections. Small projects may have their final inspection completed within a few business days while larger projects may take years to complete.

Annual Inspections Completed

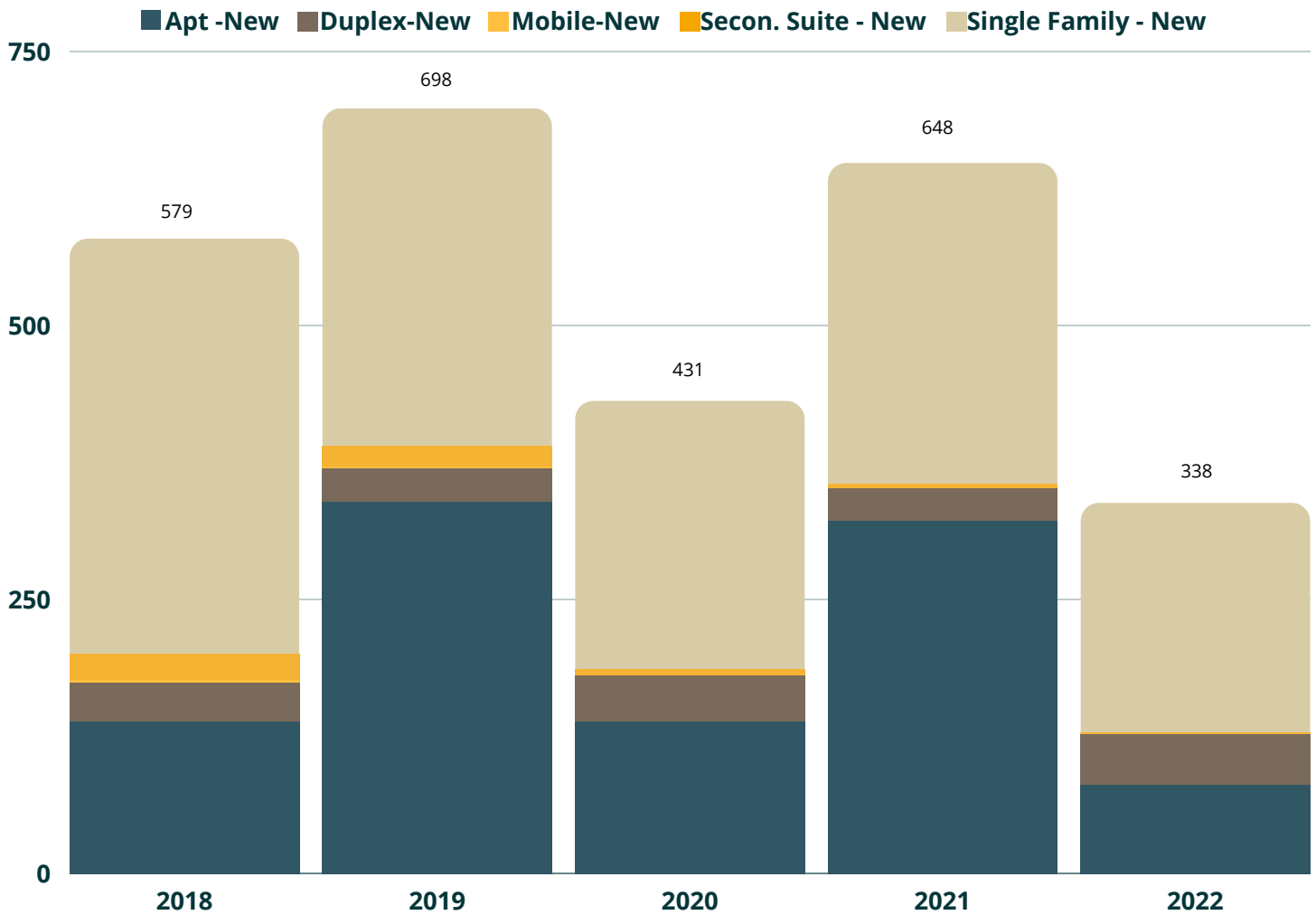




Annual Housing Starts

'Housing Starts' are a residential building permits for new dwelling units which have been issued by the City of Lethbridge's Building Inspections. The majority of development within the City of Lethbridge takes place in "greenfield" locations which is the creation of new planned communities in areas that were previously undeveloped or used for agricultural purposes. Since 2008, the typical volume has been in the realm of 500 new residential units per year. A specific cycle or pattern is difficult to discern in these numbers.

New Housing Units Created Annually



2022 Housing Units Started by Type

81 Apt/Condo/Multi-Family - New

46 Duplex - New

1 Secondary Suites - New

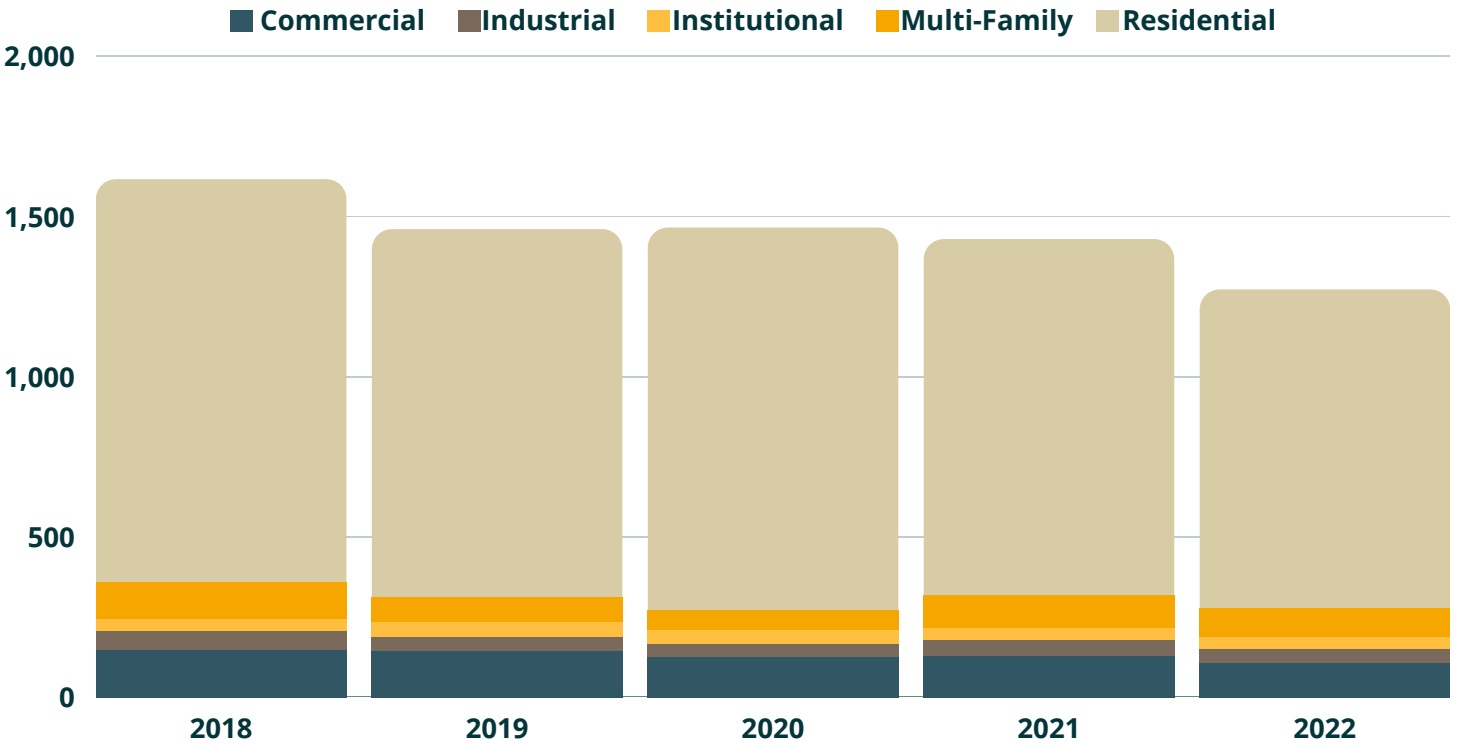
210 Single Family Dwellings - New



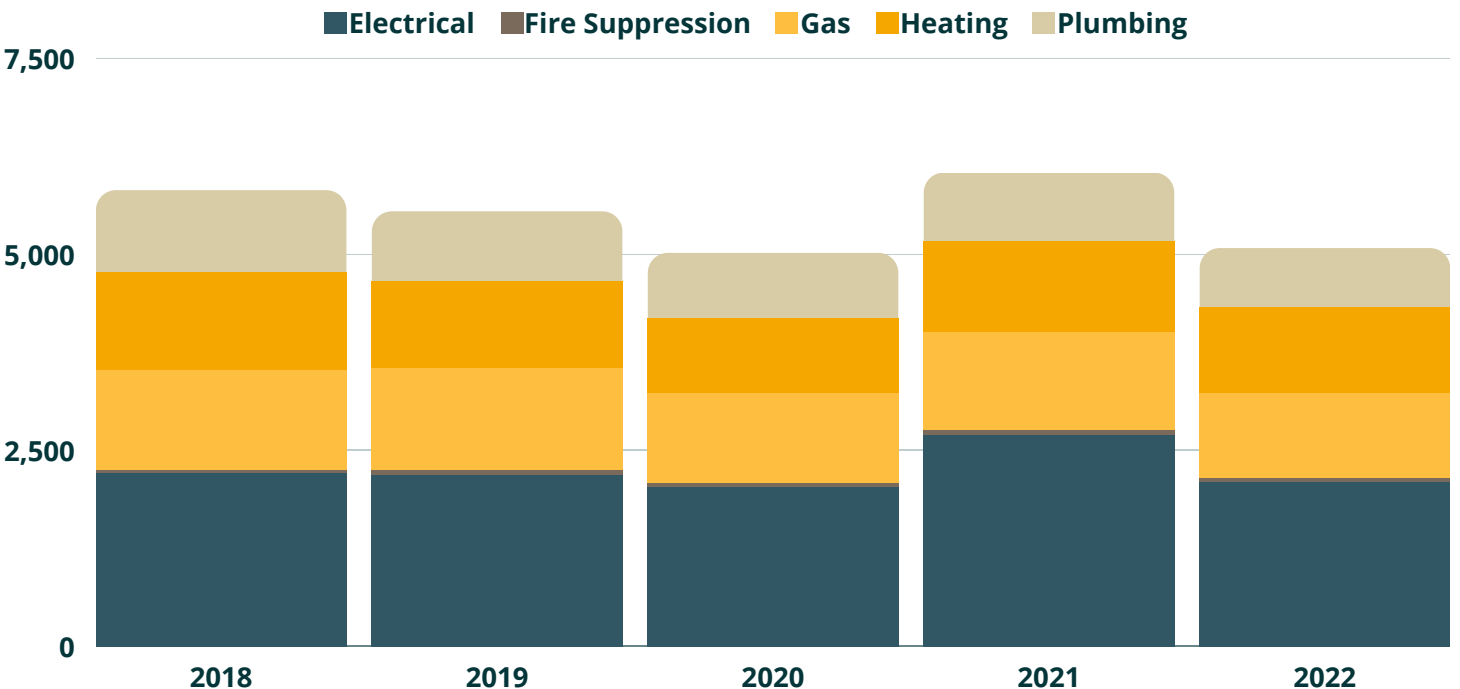
Permits Issued

The number and composition of permits issued year-over-year can vary significantly. Since 2018 an average of over 1,400 building permits and over 5400 sub-trade permits have been issued each year.

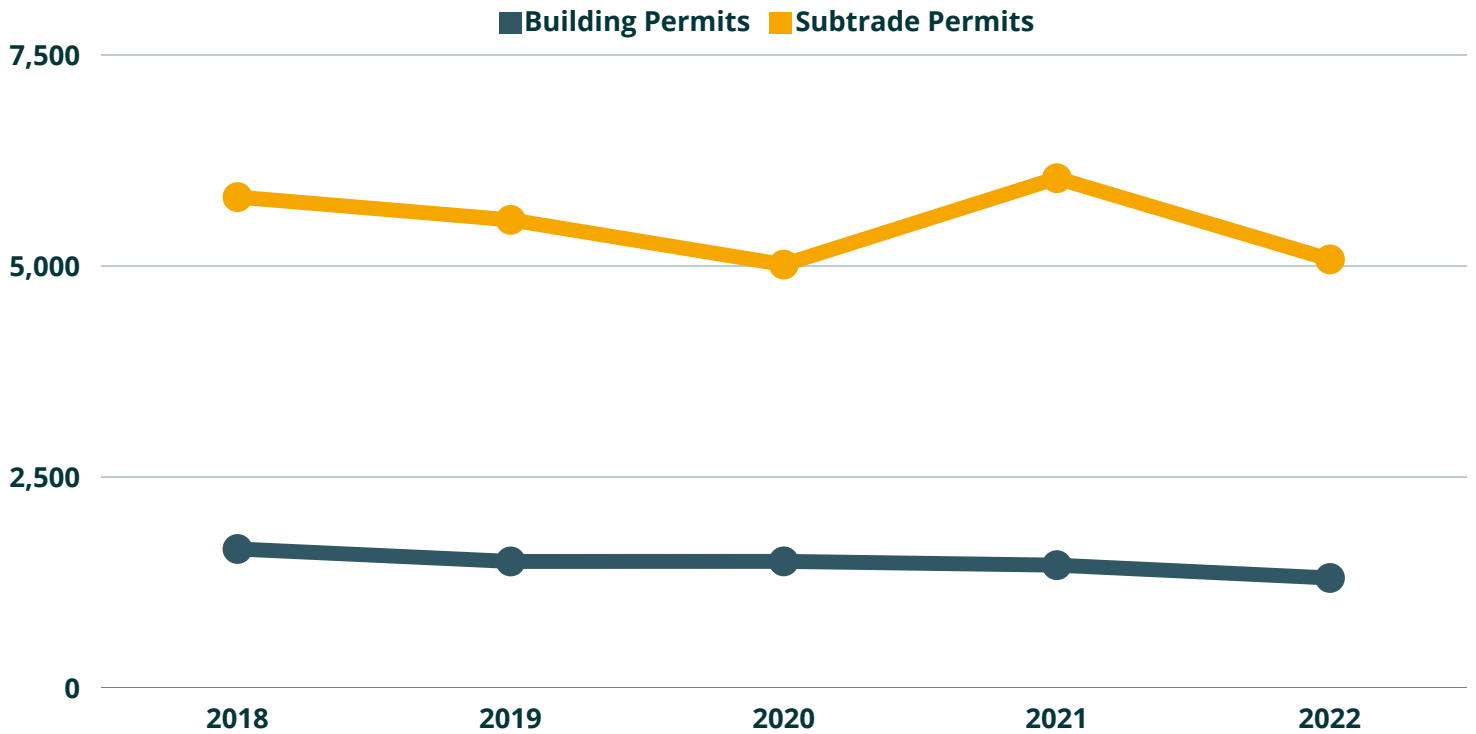
Building Permits Issued



Subtrade Permits Issued



Total Permits Issued



Building Permits	2018	2019	2020	2021	2022
Commercial	145	141	122	126	106
Industrial	60	45	42	51	42
Institutional	36	47	45	38	39
Multi-family	116	78	60	103	88
Residential	1258	1148	1195	1110	996
Total	1643	1495	1496	1451	1299

Subtrade Permits	2018	2019	2020	2021	2022
Electrical	2203	2175	2020	2684	2091
Fire Suppression	37	70	60	64	43
Gas	1273	1293	1142	1251	1090
Heating	1251	1116	950	1156	1100
Plumbing	1051	891	843	884	752
Total	5815	5545	5015	6039	5076

All Construction Permits	2018	2019	2020	2021	2022
Building Permits	1643	1495	1496	1451	1299
Subtrade Permits	5815	5545	5015	6039	5076
Total	7430	7004	6479	7467	6375

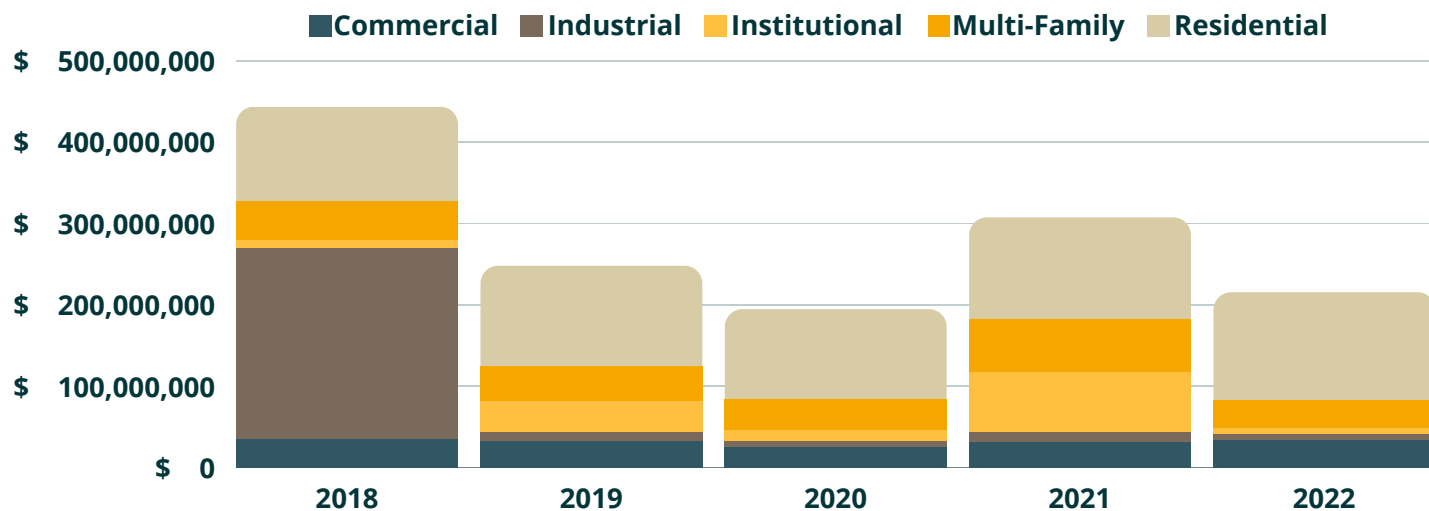


Construction Values

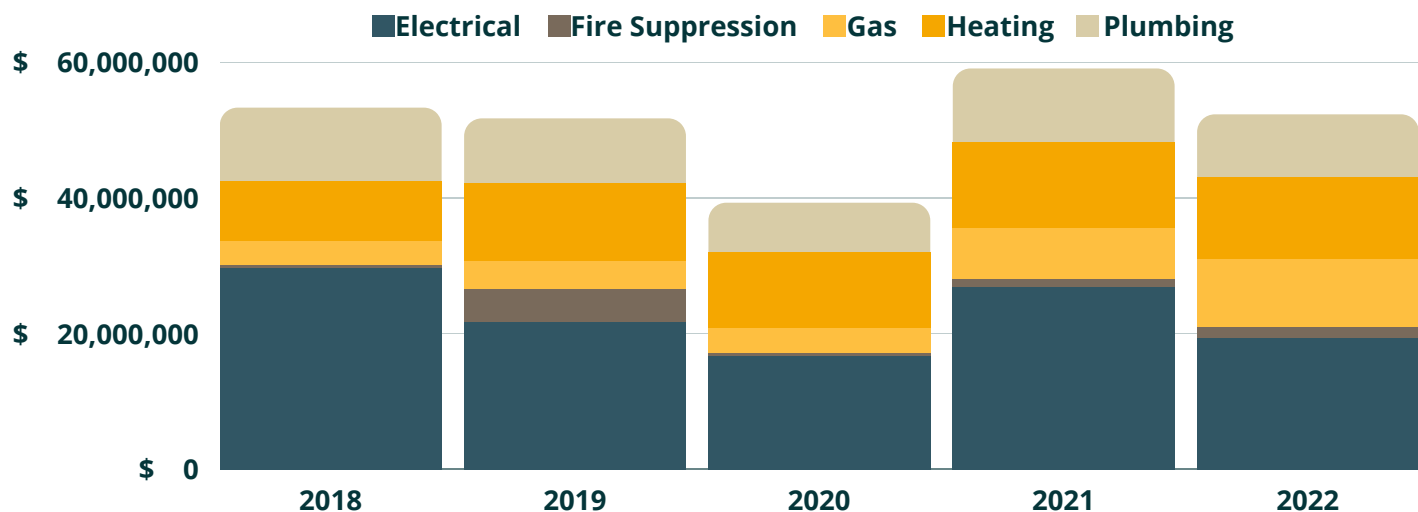
Construction Values for construction permits are collected or assigned based on a prevailing market rate. The prevailing market rate estimates the fair value of a project in terms of material and labour in order to provide an understanding of the economic value and scale of a project.

The construction values can vary significantly year-over-year based on the composition of permit applications. For example, in 2018 Lethbridge saw significant investments in industrial constructions while institutional and residential projects were lower than average. Construction values on a per project basis have seen a sharp increase since the onset of the pandemic. For example, residential wood-framed projects were expected to increase by over 18% from 2021 to 2022.

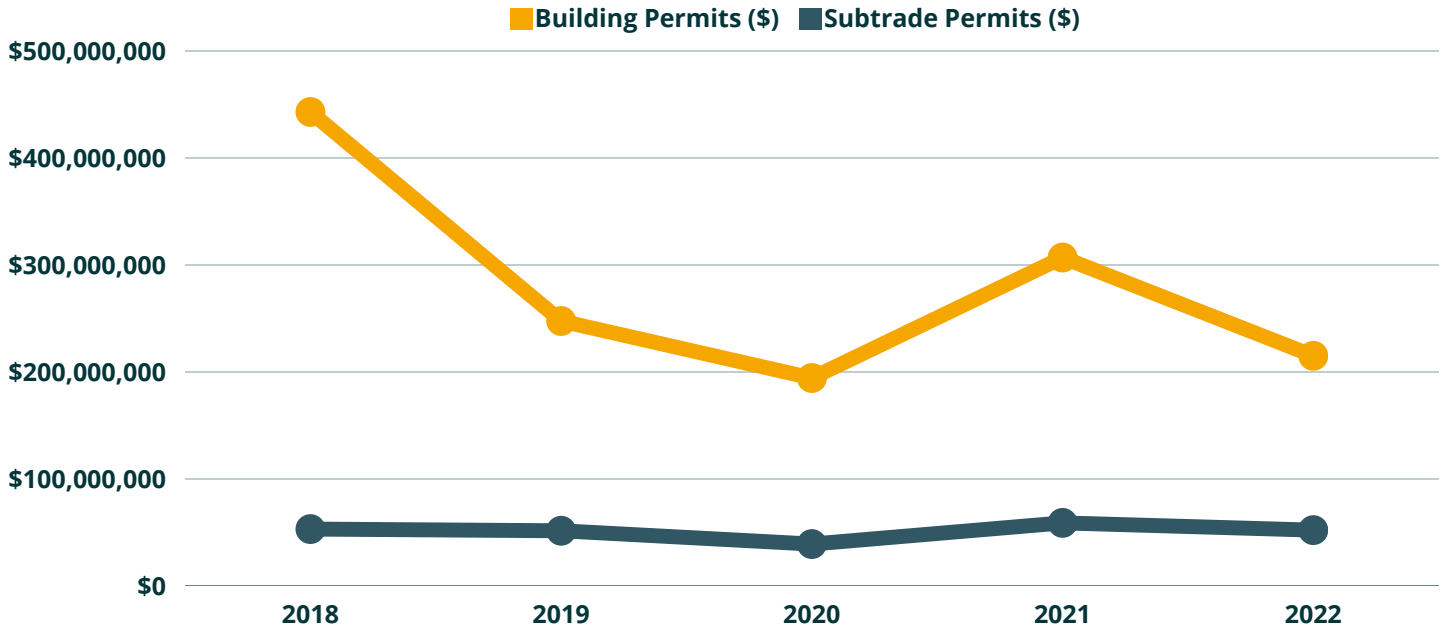
Building Permit Values



Subtrade Permit Values



Total Construction Permit Values



Building Permit Values	2018	2019	2020	2021	2022
Commercial	\$34,071,000	\$32,096,487	\$24,509,493	\$31,361,966	\$33,380,860
Industrial	\$234,674,000	\$11,371,632	\$7,395,513	\$11,745,805	\$7,668,950
Institutional	\$9,571,000	\$37,514,861	\$13,272,822	\$74,058,497	\$6,579,099
Multi-family	\$39,499,000	\$33,918,264	\$27,231,459	\$55,882,961	\$35,047,957
Residential	\$125,203,000	\$132,762,313	\$121,947,634	\$133,960,349	\$132,465,023
Total	\$443,018,000	\$247,663,557	\$194,356,921	\$307,009,577	\$215,141,889

Subtrade Permit Values	2018	2019	2020	2021	2022
Electrical	\$29,521,046	\$21,546,546	\$16,655,047	\$26,740,259	\$19,213,311
Fire Suppression	\$467,180	\$4,891,309	\$321,391	\$1,189,819	\$1,626,220
Gas	\$3,476,375	\$4,181,152	\$3,794,932	\$7,503,453	\$10,077,174
Heating	\$8,838,214	\$11,369,581	\$11,091,368	\$12,630,379	\$11,978,157
Plumbing	\$10,929,611	\$9,661,371	\$7,353,611	\$10,941,199	\$9,348,945
Total	\$53,232,426	\$51,649,960	\$39,216,348	\$59,005,109	\$52,243,807

All Construction Permit Values	2018	2019	2020	2021	2022
Building Permits	\$443,022,923	\$247,665,057	\$194,362,421	\$307,009,577	\$215,141,889
Subtrade Permits	\$53,232,426	\$51,649,960	\$39,216,348	\$59,005,109	\$52,243,807
Total	\$496,255,349	\$299,315,017	\$233,578,769	\$366,014,686	\$267,385,697



Permit Timelines

A comparison between the approval timelines between Alberta municipalities is limited to the cities of Lethbridge and Calgary which are the only two to include the application date within their respective open data portals. Other communities such as the cities of Edmonton and Red Deer do provide building permit information but have chosen to omit the application date from their open data sets.

When comparing approval timelines between municipalities it is important to note that there may be variances caused by differences in the respective workflows and pre-approval processes. For example, neither the City of Calgary nor the City of Lethbridge require a development permit application for the majority of new single family dwellings building permits. However, within the City of Lethbridge, there is still a development review that occurs prior to the issuance of a building permit as part of the permit approval process.

The timelines provided below are based on permit applications from Jan 1, 2019 to March 22, 2022.

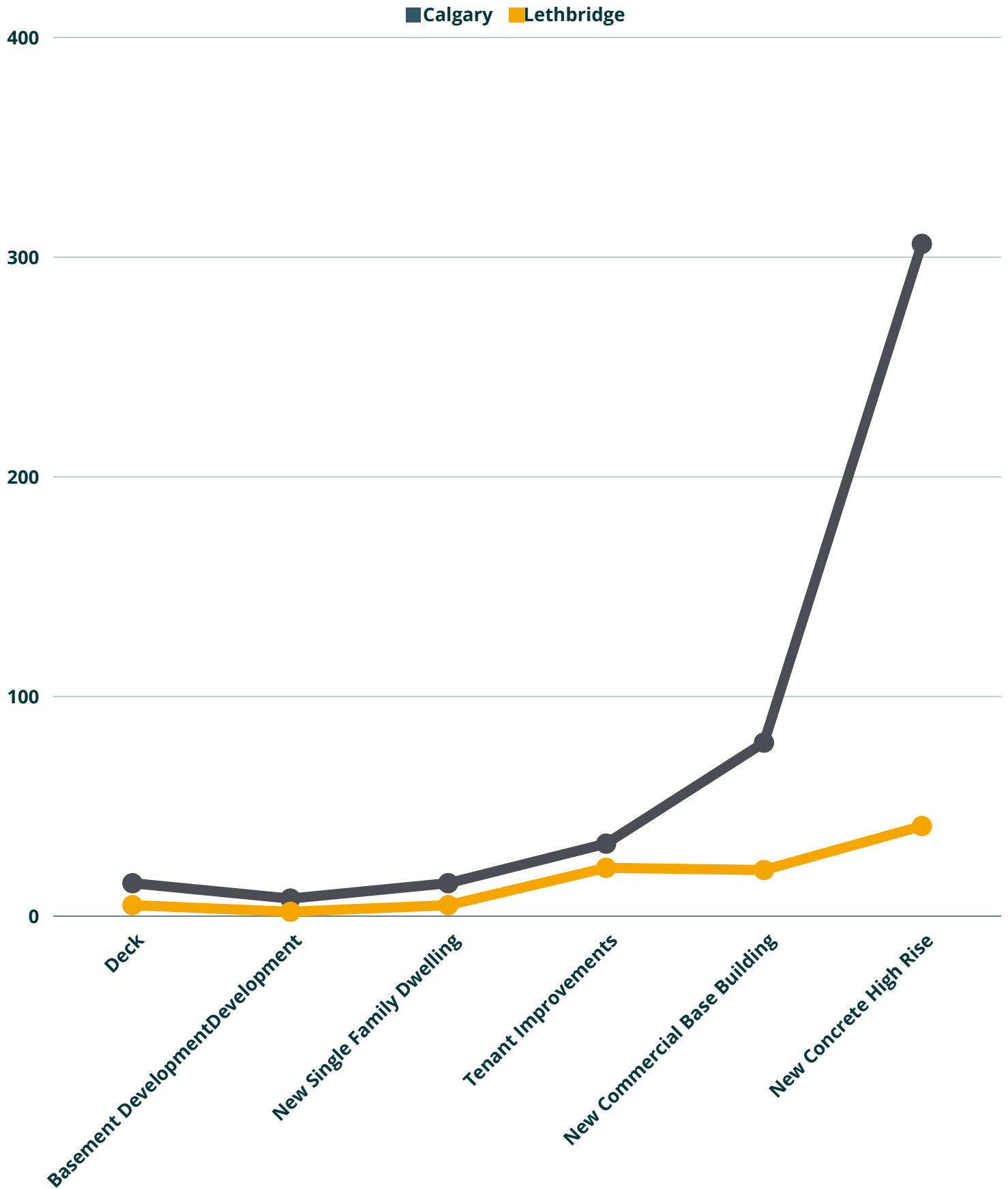
City of Calgary Building Permit Issuance Times

Case	Permits Sampled	Average Issuance Time (Weekdays)	Average Construction Value
Deck	2033	15	\$6,758
Basement Development	7101	8	\$33,640
New Single Family Dwelling	10534	15	\$360,557
Tenant Improvement	62	33	\$335,091
New Commercial Base Building	55	79	\$1,428,652
New Concrete High Rise	4	306	\$120,950,108

City of Lethbridge Building Permit Issuance Times

Case	Permits Sampled	Average Issuance Time (Weekdays)	Average Construction Value
Deck	227	5	\$6,660
Basement Development	866	2	\$34,132
New Single Family Dwelling	787	5	\$393,806
Tenant Improvement	5	22	\$312,452
New Commercial Base Building	5	21	\$1,415,384
New Concrete High Rise	3	41	\$102,240,401

Permit Issuance Times



An examination of the results shows that the City of Lethbridge has a shorter issuance time in all 6 cases with the average residential building permit being issued within 5 working days after application and the average commercial project taking approximately 4 work weeks to issue. Exceptionally large projects valued around \$100M+ did take twice as long (approximately 2 months) compared to the average commercial project. However, this was still significantly below the average issuance times seen at the City of Calgary for similar sized projects (with City of Calgary projects averaging over 1 year).

Case	Permits Sampled	Approval Time (weekdays)	Issuance Time (weekdays)	Issuance Time After Approval (weekdays)
Deck	227	3	5	1
Basement Development	866	2	2	0
New Single Family Dwelling	787	4	5	1

Within the City of Lethbridge residential permit statistics internal tracking allows for further examination of the project timeline. Currently Building Inspections tracks the average approval time required prior to plans examination. The approval process includes the complete submission of documents by the applicant (permit technician review), the development officer review (to ensure the project complies with the Land Use Bylaw, and does not require additional approvals or waivers), and a review from Opportunity Lethbridge when necessary (City owned lots). With the approval timeline removed, the average residential building permit is issued in 1 business day or less.





Efficiencies from E-Apply

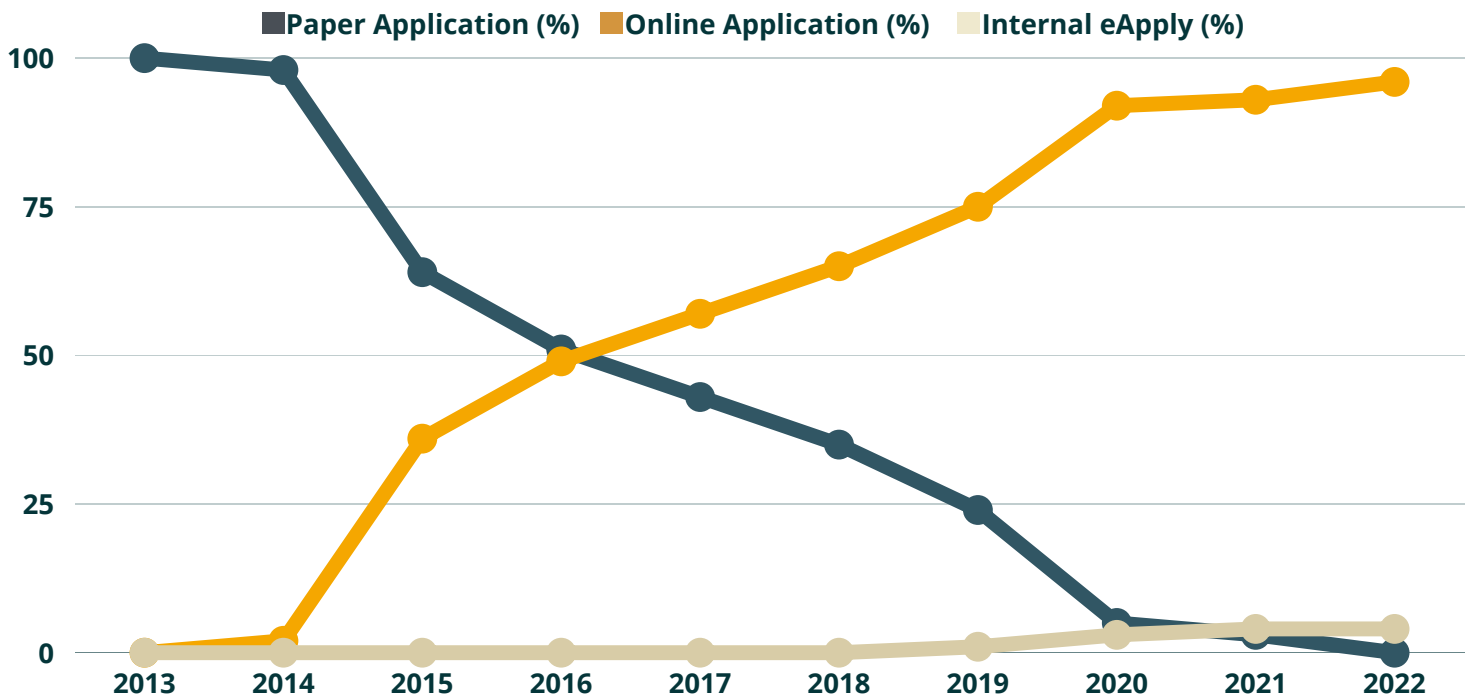
The digitization of the construction permit application process began in 2010 with the first set of applications being made available in late 2014 to a limited set of early adopters. These applications focused on ‘sub trade’ permits including residential plumbing, gas, and electrical permits and were considered ‘in and out’ permits which required no plan review from a safety code officer. By automating this process, Building Inspection was able to divert a significant proportion of work online.

Gradually, the remaining residential permits were released online. Up completion in 2016, Building Inspections took on the task of digitizing the commercial permits as well as modernizing its existing residential applications in a mobile friendly format. The updated ‘eApply 2.0’ was released in April 2018 with the final commercial permits being made available in the first half of 2020. As part of the refresh, Building Inspection also released an ‘internal eApply’ meant to help guide customers through the process when making a permit application at City Hall.

The release of online applications for in-and-out permits was incredibly successful with over 68% of applications being made online in its first full year. In 2018, a new ‘in and out’ permit for residential furnace replacements was made available which reduced the volume of permits requiring a plan review significantly. As of mid-2022, approximately 98% of residential in-and-out permits are made online.

The adoption of permits requiring a plan review was slower, however, this was largely impacted by the gradual release of application types until mid-2020. As of 2022, approximately 93% of these permits are applied for online. Overall, 96% of all construction permit applications are being made online.

Permit Application Methods - Overall



Permit Application Methods - Breakdown

In & Out Permits	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Paper Application	100%	95%	32%	26%	19%	14%	9%	2%	0%	0%
Online Application	0%	5%	68%	74%	81%	86%	90%	97%	97%	98%
Internal eApply	0%	0%	0%	0%	0%	0%	1%	2%	3%	2%

Plan Review Permits	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Paper Application	100%	100%	92%	71%	66%	55%	39%	9%	6%	1%
Online Application	0%	0%	7%	29%	34%	44%	60%	87%	89%	93%
Internal eApply	0%	0%	0%	0%	0%	1%	1%	4%	6%	5%

Overall	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Paper Application	100%	98%	64%	51%	43%	35%	24%	5%	3%	0%
Online Application	0%	2%	36%	49%	57%	65%	75%	92%	93%	96%
Internal eApply	0%	0%	0%	0%	0%	0%	1%	3%	4%	4%

Schedule A
**MUNICIPAL
DEVELOPMENT PLAN
ANNUAL REPORT
2022**

Prepared by Planning and Design
October 2022

Table of Contents

37	1. Introduction
38	2. Status of MDP Policy Directions
39	3. MDP Outcome Indicators
39	Outcome: An Economically Prosperous City
44	Outcome: A Healthy and Diverse City
47	Outcome: A Culturally Vibrant City
48	Outcome: A Well-Designed City
51	Outcome: An Environmentally Responsible City
54	Outcome: A City that Supports the Region

1. Introduction

The City of Lethbridge Municipal Development Plan (MDP) was adopted by City Council on June 29, 2021. The cornerstone of the MDP is that it is expected to contribute to measurable progress towards the six desired MDP Outcomes:

- AN ECONOMICALLY PROSPEROUS CITY
- A HEALTHY AND DIVERSE CITY
- A CULTURALLY VIBRANT CITY
- A WELL-DESIGNED CITY
- AN ENVIRONMENTALLY RESPONSIBLE CITY
- A CITY THAT SUPPORTS THE REGION

To this end, each policy in the MDP has at least one direction for City Administration to undertake. Each direction is ultimately intended to make progress toward achieving the above MDP Outcomes.

Further, the MDP provides a table of Outcome Indicators – one for each of the above Outcomes. The tables set out a list of leading and lagging indicators that can help the City assess progress toward the Outcomes over time.

This is the first MDP Annual Report, and it establishes a template that will be updated every year following. The report provides an overview of the status of the MDP's directions to City Administration, as well as the latest Outcome Indicator data.

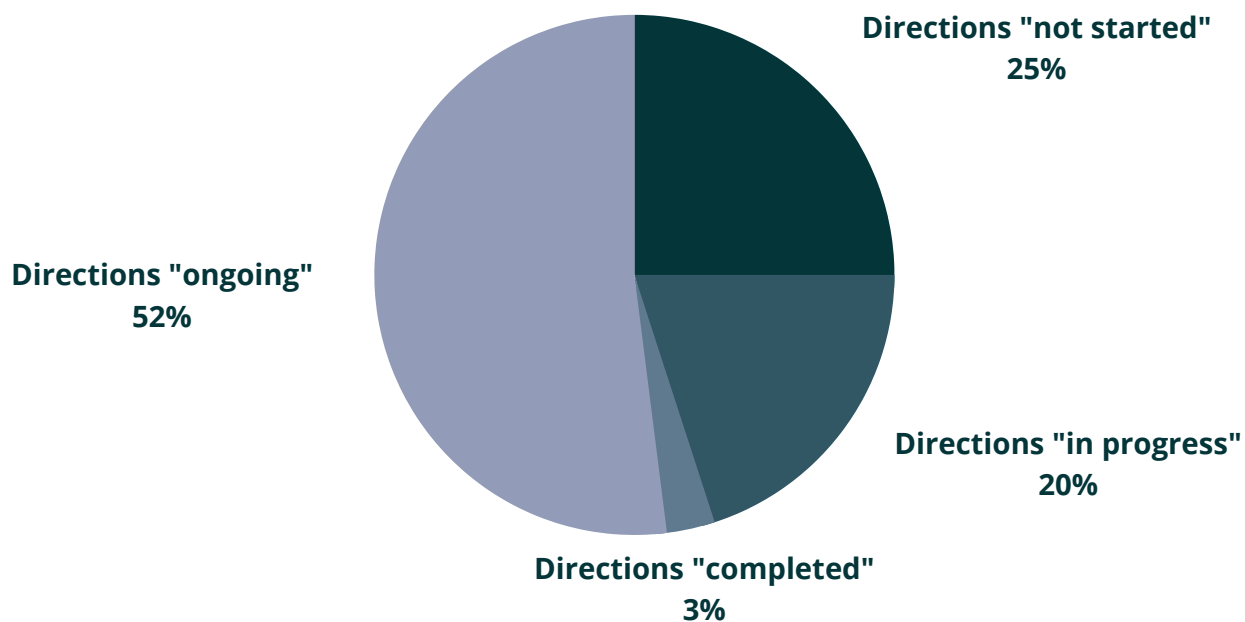
Five years after the MDP's adoption, a more comprehensive five year review will be undertaken. This will provide a more detailed review of the preceding five years of data, evaluation of any areas of the MDP which might benefit from revisions or updates, and an opportunity for City Council to make updates to the MDP's policies and directions.

2. Status of MDP Policy Directions

Total Number of Policy Directions by Status Category

Metric	Number	% of total
Total # of directions in MDP	360	100%
Directions "not started"	91	25%
Directions "in progress"	72	20%
Directions "completed"	9	3%
Directions "ongoing"	186	52%

Status of MDP Policy Directions, mid-2022



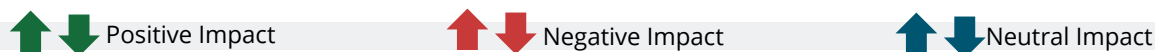
3. MDP Outcome Indicators

The following graphics establish indicators that measure our direction of travel in relation to each of the MDP Outcomes.

There are two types of indicators:

- Leading indicators, which are predictive measurements (e.g. “number of business licences issued”).
- Lagging indicators, which are output measurements (e.g. “city GDP”).

Each of the indicators has a positive, negative, or neither good nor bad impact on our community. These impacts are identified in the following ways:



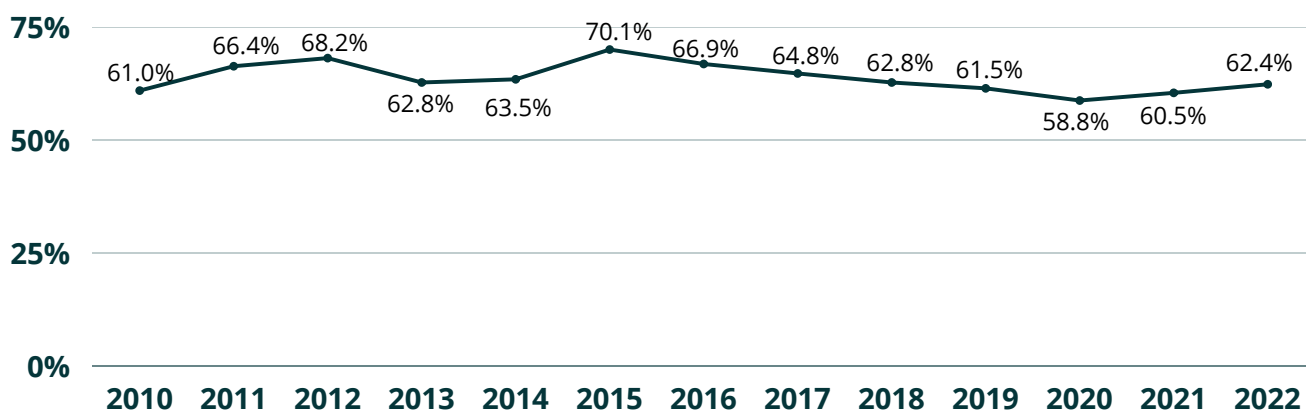
Outcome: An Economically Prosperous City

An economically resilient and prosperous community actively encourages the development and diversification of the local economy.

Key Leading Indicators

Employment Rate

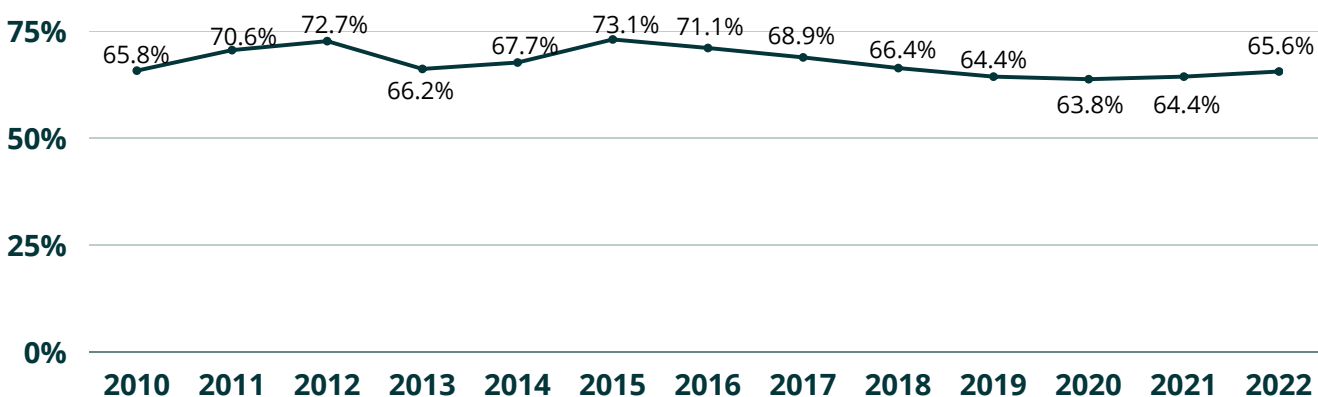
Source: Statistics Canada



1 2022 Employment Rate **62.4%** ↑ 1.9% one year change

Participation Rate

Source: Statistics Canada

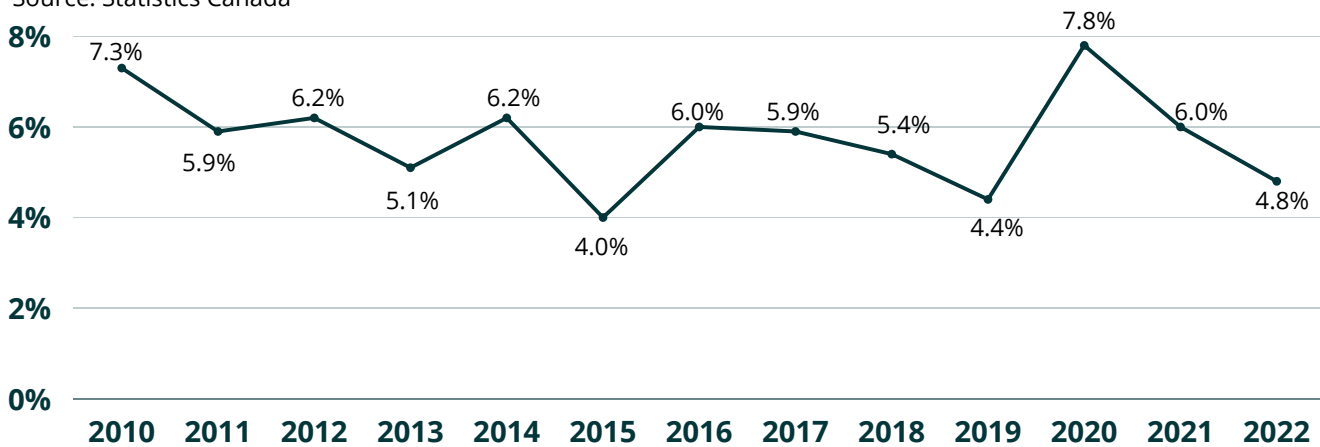


2 2022 Participation Rate **65.6%** ↑ 1.2% one year change

Corresponding references for MDP Outcome Indicator data found on pages 55-57

Unemployment Rate

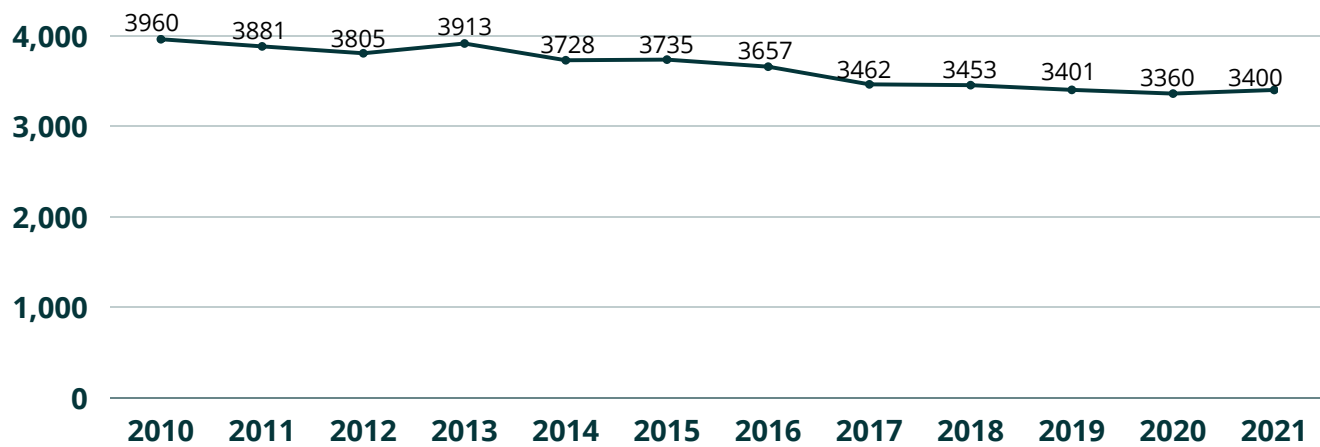
Source: Statistics Canada



3 2022 Unemployment Rate **4.8%** ↓ 1.2% one year change

Number of Businesses per 100,000 Population

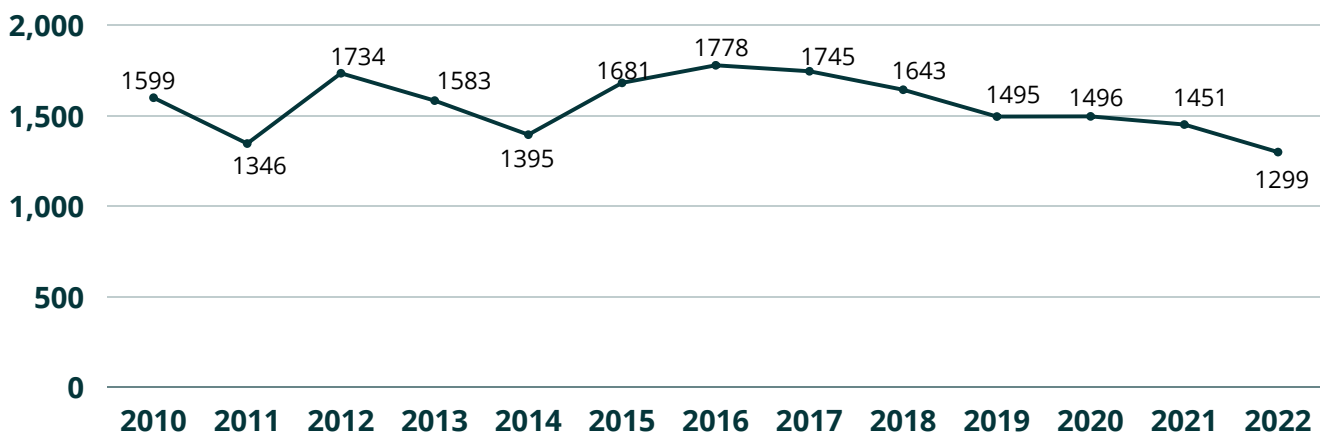
Source: Businesses - Statistics Canada; population estimates, City of Lethbridge



4 2021 Businesses per 100,000 Population **3400** ↑ 1.2% one year change

Number of Building Permits Issued

Source: Planning & Design, City of Lethbridge



5 2022 No. of Building Permits Issued **1299** ↓ 10.5% one year change

Other Leading Indicators

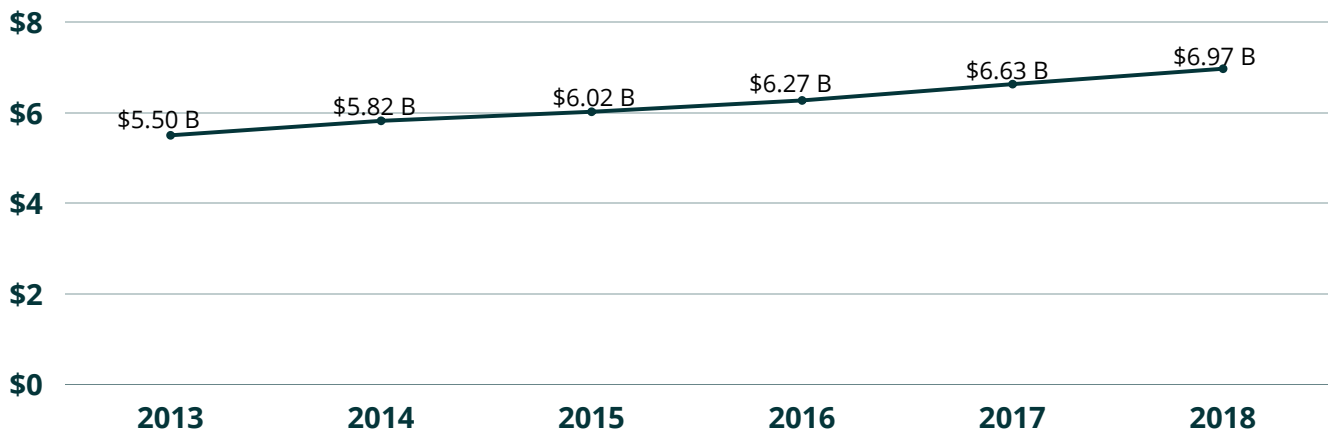
6	2021 Building Permits Issued Per 1000 Pop.	14	↓ 6.7%	one year change
7	2022 Building Permit Construction Value - Total	\$215.14M	↓ 30%	one year change
8	2022 Residential Average Sales Price	\$341,869	↑ 6.5%	one year change
9	2022 No. of Business Licenses Issued	5,226	↓ 3.3%	one year change
10	2021 Incorporations per 100k Pop.	718	↑ 7.3%	one year change
11	2022 Labour Force Size	70.8k	↑ 4.4%	one year change
12	2022 Jobs – Goods Producing Sector	13.6k	↓ 12.8%	one year change
13	2022 Jobs – Service Producing Sector	53.7k	↑ 11.6%	one year change
14	2020 Post-secondary Enrollment	5,236	↓ 4.9%	one year change
15	2021 Post-secondary Qualification	50,530	↑ 7.4%	five year change
16	2015 Apprentices Registered	1,351	↓ 3.1%	one year change
17	2022 Number of Visitors	37,150	↑ 121%	five year change *estimated # of visitors for events as of mid 2022
18	2022 Number of Bankruptcies	83	↑ 45.6%	one year change
19	2022 Number of Competitive Grants from other Levels of Gov't	11	↑ 10%	one year change
20	2022 Amount Received in Competitive Grants from Other Levels of Gov't	\$690,475	↓ 96.6%	one year change
21	2020 Internet: Median Upload Speed	11.81Mbps	↑ 34.1%	one year change
22	2020 Internet: Median Download Speed	39.85Mbps	↑ 97.8%	one year change
23	2022 Number of Non-Stop Commercial Air Destinations	1		*no change over one year
24	2022 Commercial Vacancy Rate	13.3%		*change over time not available, pre-2022 data not available

Corresponding references for MDP Outcome Indicator data found on pages 55-57

Key Lagging Indicators

City GDP (CMA)

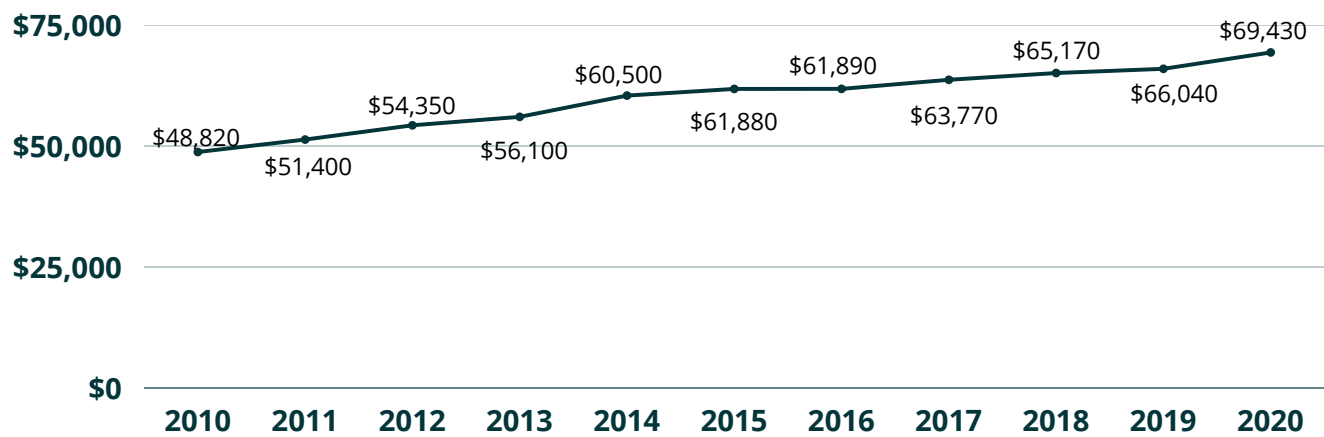
Source: Conference Board of Canada



25 2018 City GDP (CMA) **\$6.97 B** ↑ 5.1% one year change

Median Family Income

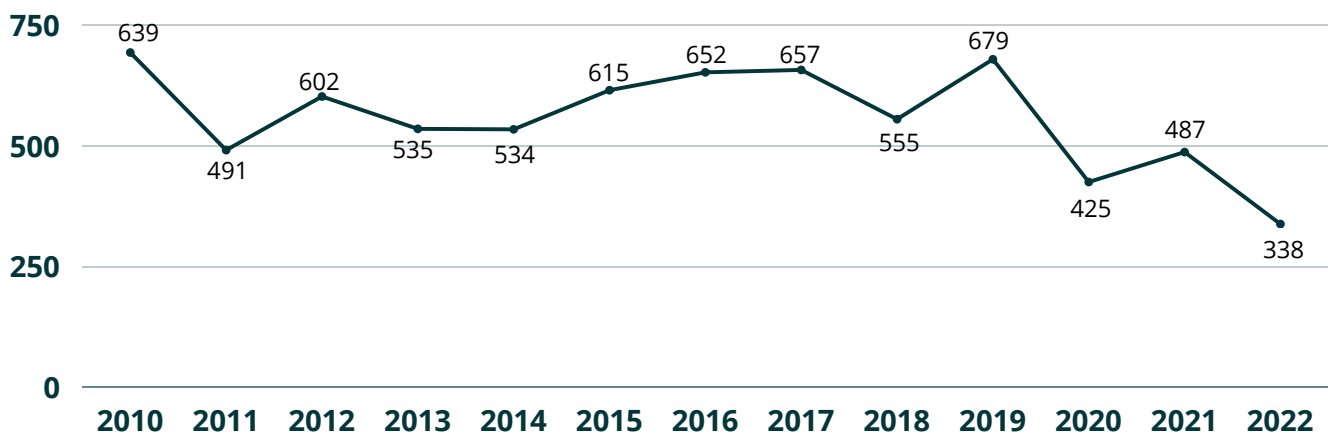
Source: Statistics Canada



26 2020 Median Family Income **\$69,430** ↑ 5.1% one year change

Housing Starts

Source: Planning & Design, City of Lethbridge

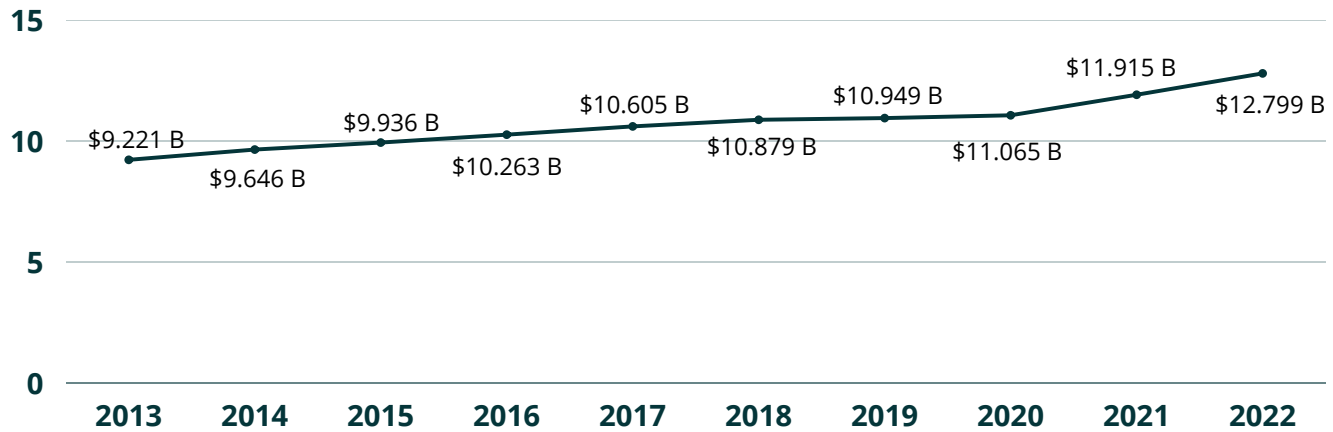


27 2022 Housing Starts **338** ↓ 33% one year change

Corresponding references for MDP Outcome Indicator data found on pages 55-57

Total Assessed Property Value by Sector: Residential

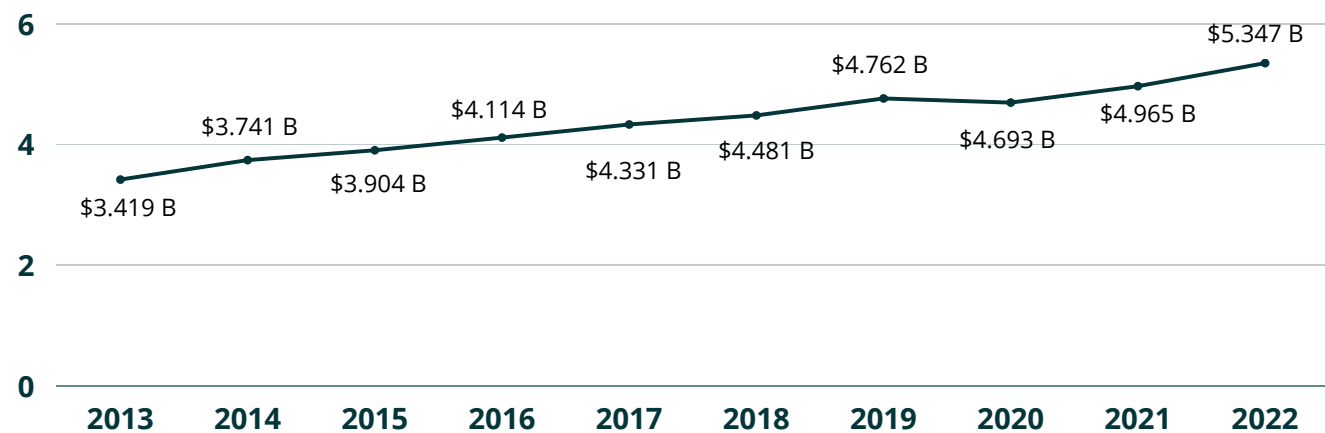
Source: Taxation & Assessment, City of Lethbridge - current as of Feb 2023



28 2022 Total Assessed Property Value by Sector: Residential **\$12.80 B** ↑ 7.4% one year change

Total Assessed Property Value by Sector: Non-Residential

Source: Taxation & Assessment, City of Lethbridge - current as of Feb 2023



29 2022 Total Assessed Property Value by Sector: Non-Residential **\$5.35 B** ↑ 7.7% one year change

Other Lagging Indicators

30 2022 Total Assessed Property Value by Sector: Farmland **\$0.002 B** ➡ no change

31 2022 Total Assessed Property Value: All Sectors **\$18.78 B** ↑ 7.1% one year change

32 2017 Number of conventions and conferences held **114** ↑ 14% one year change

33 2022 Debt Service Ratio **5.7%** ↓ 0.27% one year change

34 2022 Food Bank Visits **14,350** ↑ 21% one year change

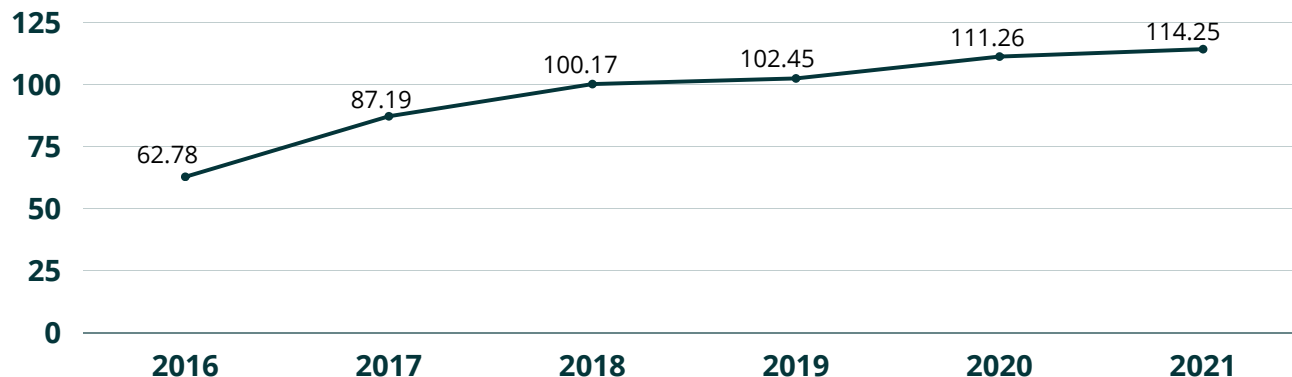
Outcome: A Healthy and Diverse City

A healthy and diverse city prioritises health-supporting developments and the wellbeing of all residents.

Key Leading Indicators

Violent Crime Severity Index

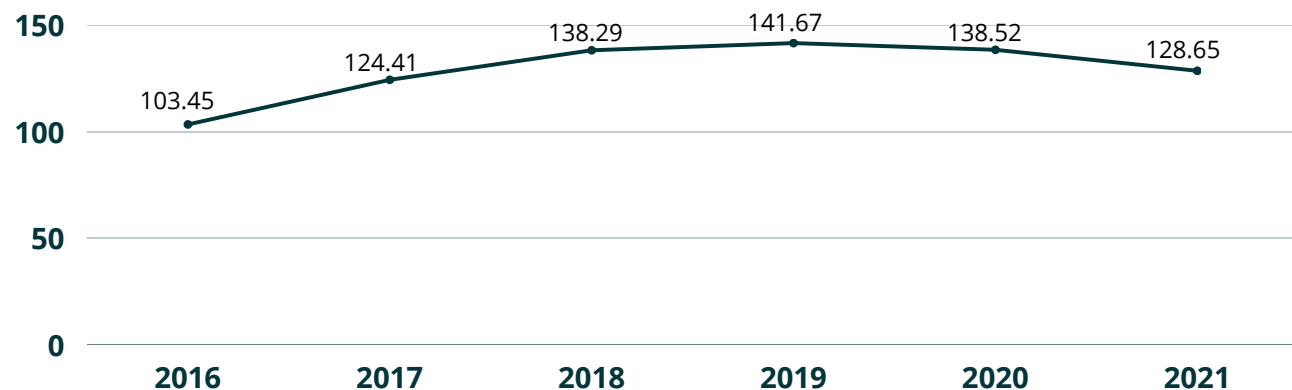
Source: Lethbridge Police Services



35 2021 Violent Crime Severity Index **114.25** ↑ 2.7% one year change

Crime Severity Index

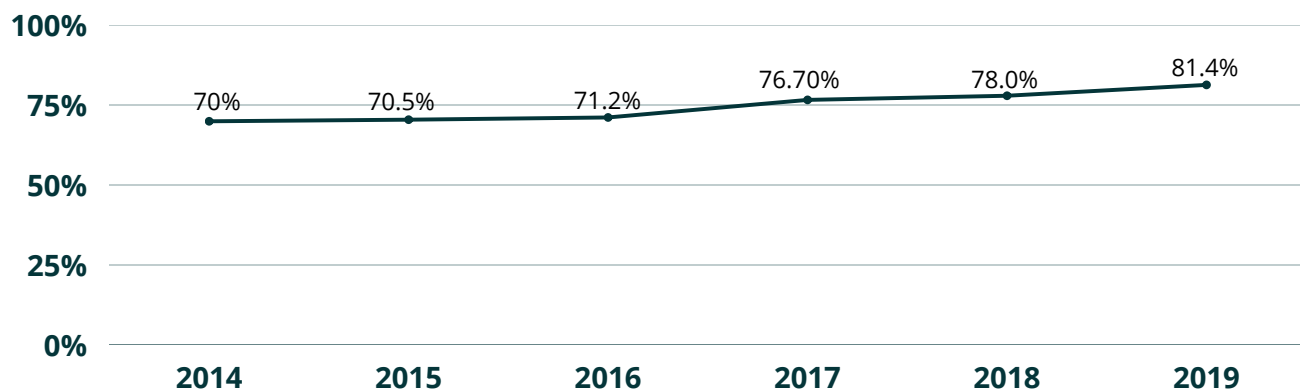
Source: Lethbridge Police Services



36 2021 Crime Severity Index **128.65** ↓ 7.1% one year change

Immunisation by Age 2

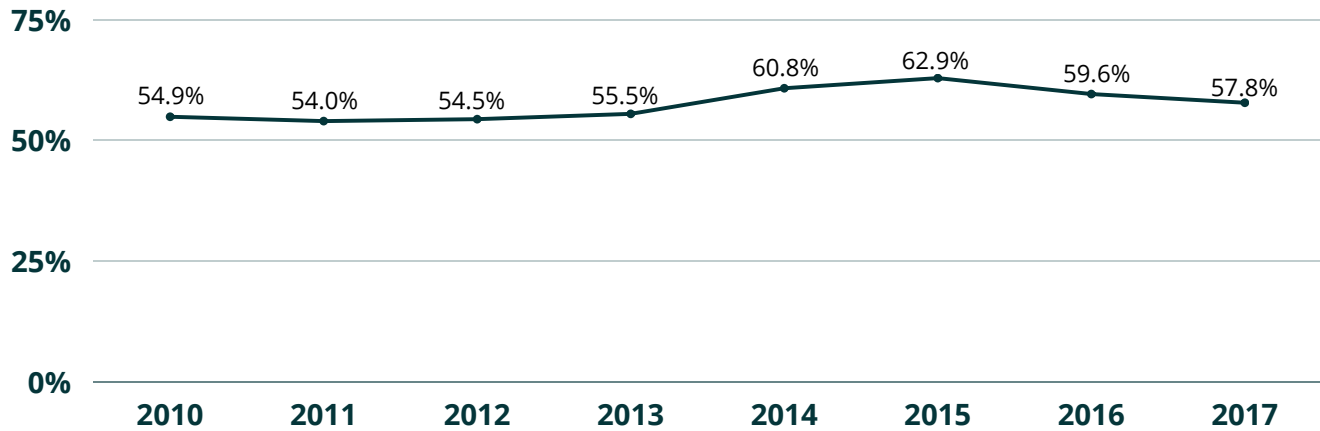
Source: Alberta Health



37 2019 Immunisation by Age 2 **81.4%** ↑ 3.4% one year change

Self-reporting as Overweight

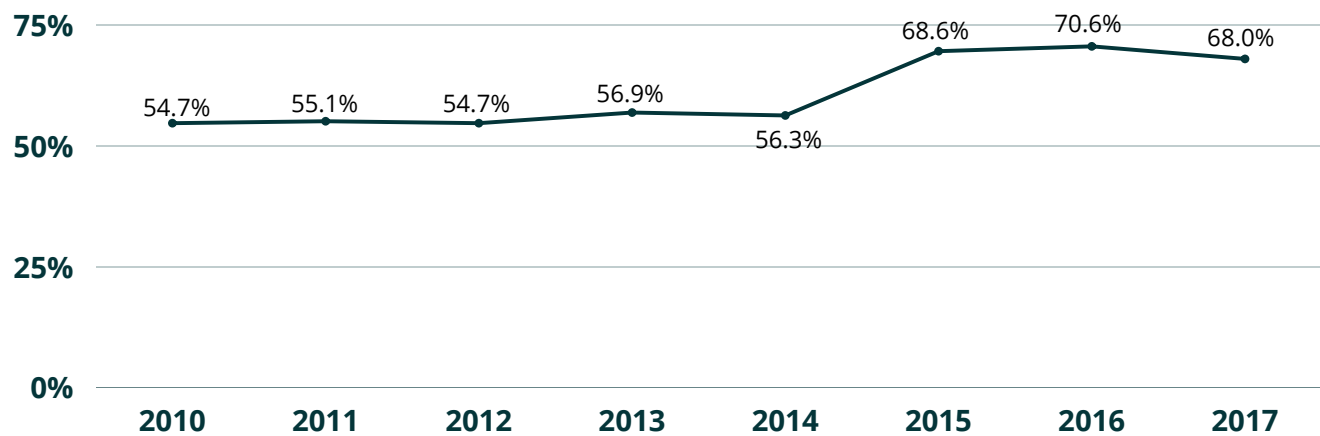
Source: Alberta Health



38 2017 Self-reporting as Overweight **57.8%** ↓ 1.8% one year change

Physical Activity

Source: Alberta Health



39 2017 Physical Activity **68%** ↓ 2.6% one year change

Other Leading Indicators

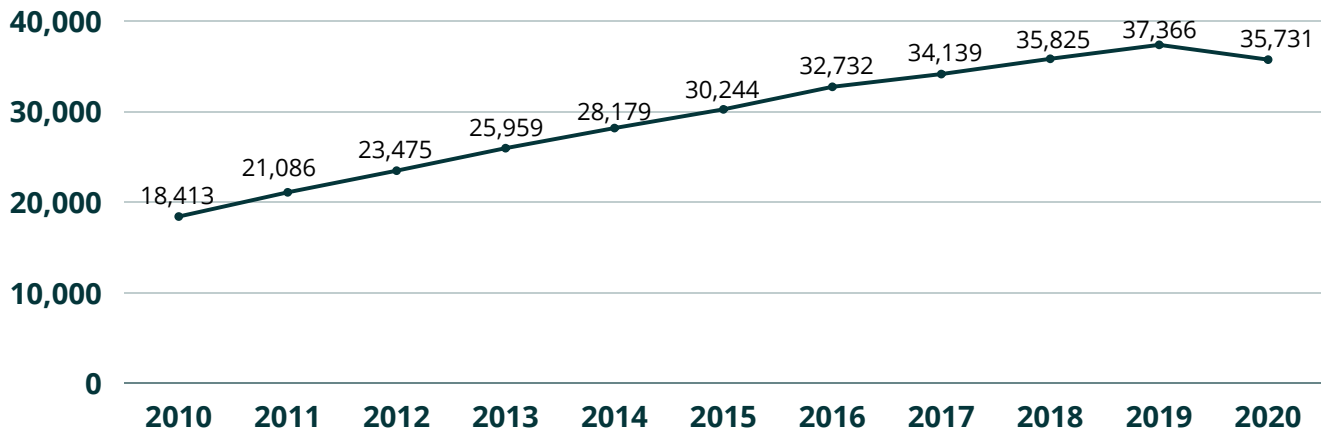
40 2014 Heavy Drinkers **20.1%** ↓ 0.9% one year change

41 2021 High School Graduation Rate **83%** *no change since 2016

Key Lagging Indicators

Emergency Department Visits Due to Substance Related Disorders

Source: Alberta Health



- 42 2020 Emergency Department Visits Due to Substance Related Disorders **35,731** ↓4.4% one year change
- 43 2022 Overall Quality of Life Rated as 'very good' or 'good' **90%** ↓4% two year change
- 44 2018 Average Life Expectancy **80.9 years** ↑0.1% one year change
- 45 2021 Percentage of Households in Core Housing Need **26.5%** ↑4.96% five year change
- 46 2021 Child Poverty Rate **12%** ↓3% one year change

Other Lagging Indicators

- 47 2022 City Employee Cultural and Gender Diversity **66%** ↓1% one year change
% of employees male
- 48 2022 City Employee Cultural and Gender Diversity **34%** ↑1% one year change
% of employees female
- 49 2022 Council and BCCs Gender and Cultural Diversity **16** *no change over one year
BCC male applicants
- 50 2022 Council and BCCs Gender and Cultural Diversity **11** ↓15.4% one year change
BCC female applicants
- 51 2022 Council and BCCs Gender and Cultural Diversity **0** *no change over one year
BCC other applicants
- 52 2022 Satisfaction with Police Services **73%** ↓8% two year change
- 53 2014 Sense of Belonging **71.9%** ↑1.6% one year change

Corresponding references for MDP Outcome Indicator data found on pages 55-57

Outcome: A Culturally Vibrant City

A culturally vibrant city supports the creation of a thriving, dynamic environment that exudes a sense of place and of community identity and belonging.

Key Leading Indicators

54 2021 % Visible Minority **13.5%**  0.9% five year change
non-white & do not report being Aboriginal

Other Leading Indicators

55 2022 New Public Art Installations **2**  67% one year change
number of installations

56 2022 New Public Art Installations **\$185,000**  41.1% one year change
value of installations

57 2022 Public Art CIP Funding **\$5,000** * no change over one year

Key Lagging Indicators

58 2022 Satisfaction with City Recreational Facilities **89%**  3% two year change

59 2022 Satisfaction with City Arts & Culture Facilities **81%**  3% two year change

60 2022 Satisfaction with Libraries **88%**  2% two year change

Other Lagging Indicators

61 2022 No. of New Municipal Historic Resource Designations **1**  no change over one year

62 2021 Municipal Historic Resource Interventions **4**  50% one year change
number of Intervention Approvals issued

63 2016 Provincial Heritage Grants **3**  50% one year change
number received by the City

64 2016 Provincial Heritage Grants **\$122,510**  46.1% one year change
value received by the City

65 2016 Provincial Heritage Grants **5**  150% one year change
number received by non-City owners

66 2016 Provincial Heritage Grants **\$33,720**  38.1% one year change
value received by non-City owners

Outcome: A Well-Designed City

A well-designed city strives to enhance and sustain a quality built environment.

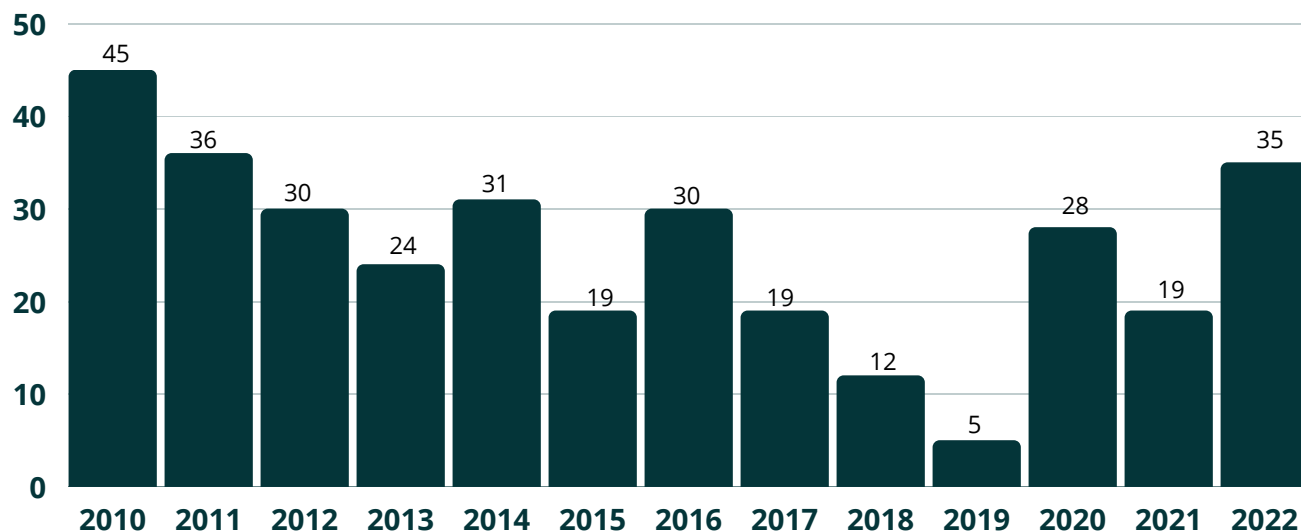
Leading Indicators

- 67 2022 Share of Residential Dwelling Unit Growth **81** ↓74.7% one year change
by housing classification: Apt/Condo/Multi-Family
- 68 2022 Share of Residential Dwelling Unit Growth **46** ↑53.3% one year change
by housing classification: Duplex
- 69 2022 Share of Residential Dwelling Unit Growth **0** *no change over one year
by housing classification: Mobile/Manufactured Homes
- 70 2022 Share of Residential Dwelling Unit Growth **210** ↓28.1% one year change
by housing classification: Single Family Homes
- 71 2022 Share of Residential Dwelling Unit Growth **1** ↓75% one year change
by housing classification: Secondary Suites
- 72 2022 Cross River Trips **76,117** ↑3.6% one year change
- 73 2022 Unsightly premises enforcement **140** ↓32% one year change

Key Lagging Indicators

Severe Injury Collisions

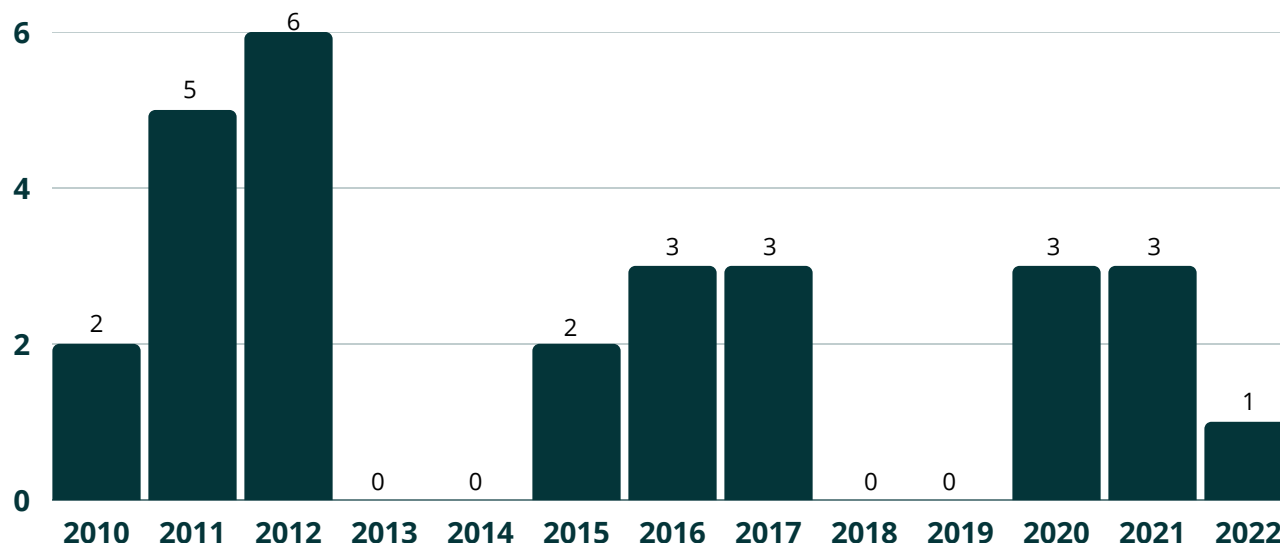
Source: Alberta Transportation



- 74 2022 Severe Injury Collisions **35** ↑84.2% one year change

Fatal Collisions

Source: Alberta Transportation



75 2022 Fatal Collisions **1** ↓ 66.6% change

76 2022 Cyclist Collisions **12** ↓ 7.69% one year change

77 2022 Pedestrian Collisions **31** ↑ 10.7% one year change

78 2022 Satisfaction with Land Use and Community Planning **78%** ↓ 4% two year change

79 2022 Satisfaction with Maintenance, Cleaning, and Upgrading of Streets and Sidewalks **75%** ↓ 8% two year change

80 2022 Satisfaction with City Trails and Pathways System **93%** ↑ 2% two year change

81 2022 Satisfaction with Parks and Open Spaces **88%** ↓ 6% one year change

Other Lagging Indicators

82 2022 Hectares of Park Space - Total Greenspace **2,964** *change over time not available

83 2022 Hectares of Park Space - Natural Areas **2,041** *change over time not available

84 2022 Hectares of Park Space - Actively Maintained by Parks **841** *change over time not available

85 2022 Hectares of Park Space - Leased Sites and Maintained by Others Maintained by Parks **82** *change over time not available

86	2022 Public Transit Trips Per Capita	13	↑44% one year change
87	2021 Kilometres of Cycling Lanes Created	3.4	↑118.2% one year change
88	2021 Cycling Ridership	0.95%	↓0.45% five year change
89	2022 Kilometres of Gaps in the Sidewalk Network	141.35	↓4.3% one year change
90	2022 Number of Missing Pedestrian Accessibility Ramps	270	↓32.6% one year change

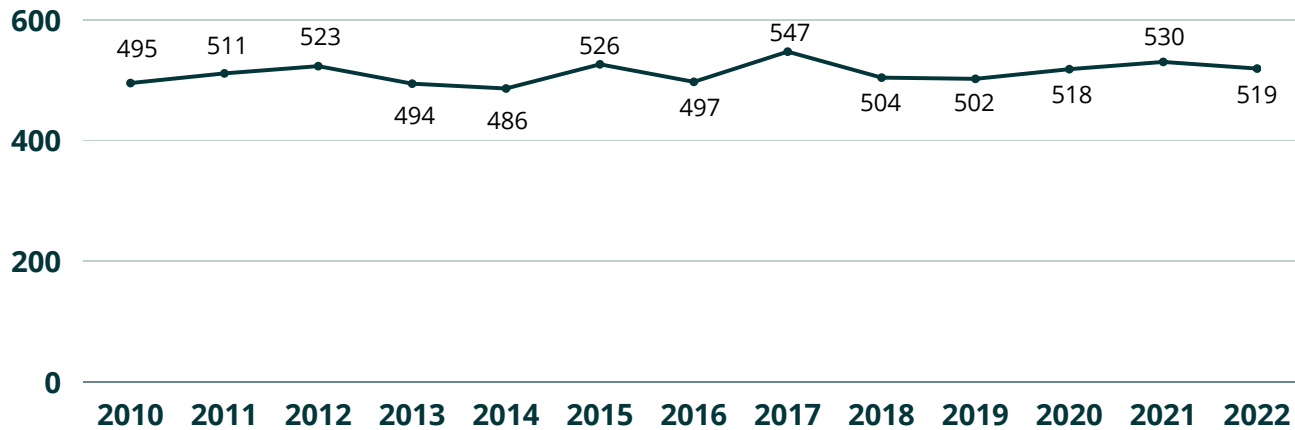
Outcome: An Environmentally Responsible City

An environmentally responsible community strives to enhance and sustain the natural environment.

Key Leading Indicators

City Total Water Consumption: City Per Capita (litres/capita/day)

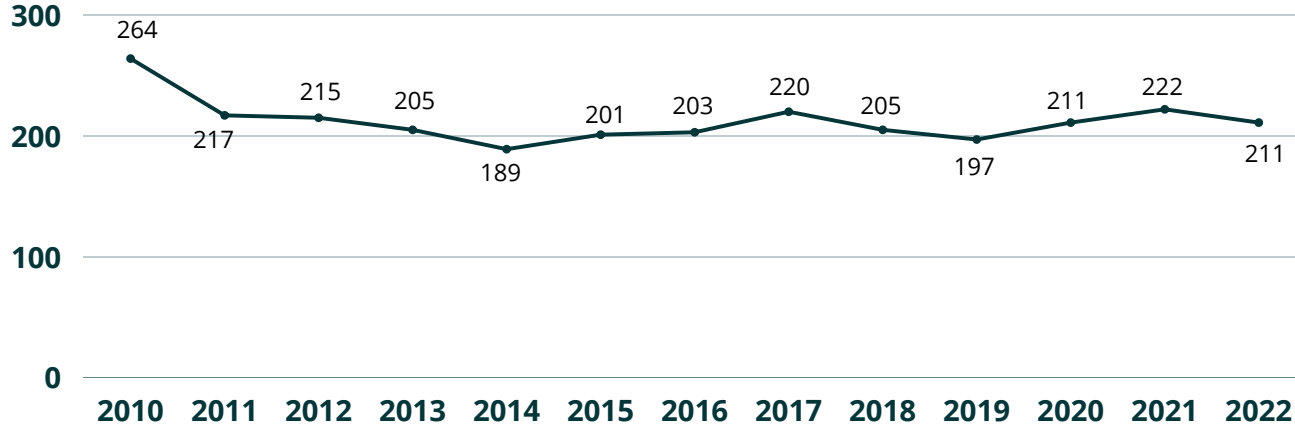
Source: Water, Wastewater and Stormwater, City of Lethbridge



91 2022 City Total Water Consumption: City Per Capita **519 L/C/D** ↓ 2.1% one year change

City Residential Water Consumption: Residential Per Capital (litres/capita/day)





Source: Water, Wastewater and Stormwater, City of Lethbridge



92 2022 Water Consumption: Residential Per Capital **211 L/C/D** ↓ 4.95% one year change

93 2022 Average Monthly Electricity Consumption
Per Capita **750 kWh/month** *change over time not available

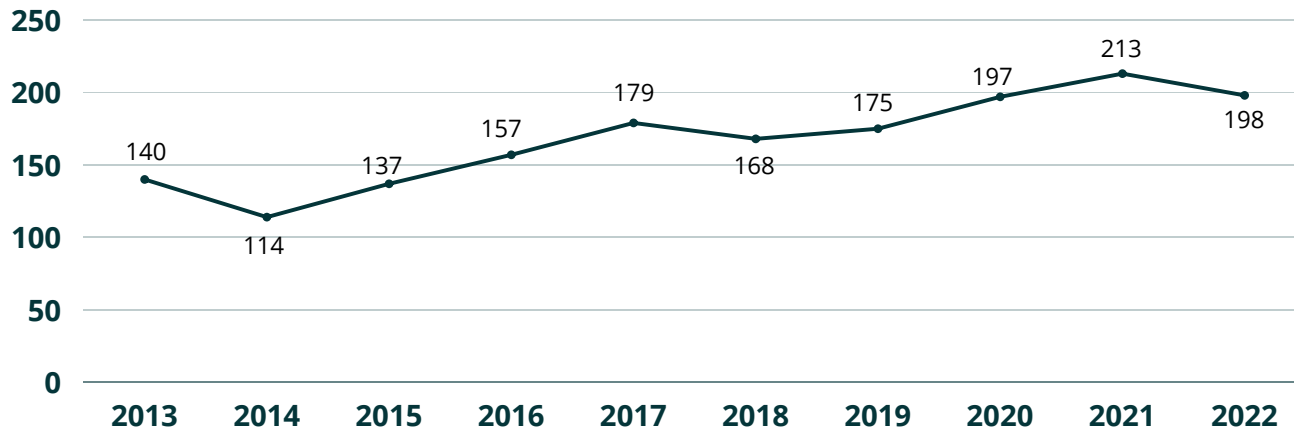
Other Leading Indicators

94	2022 Water Consumption: City Total 19,293,698 m³/year  2.1% one year change	
95	2022 Water Consumption: Residential Total 7,837,105 m³/year  5.1% one year change	
96	2022 Water Consumption: Regional Total 23,363,000 m³/year  2.5% one year change	
97	2021 Water Consumption: Regional Per Capita 539 L/C/D  3.1% one year change	
98	2022 Number of Plant and Animal Species at-Risk - Endangered Species 6	*change over time not available
99	2022 Number of Plant and Animal Species at-Risk - Threatened Species 4	*change over time not available
100	2022 Number of Plant and Animal Species at-risk - Special Concern Species 9	*change over time not available
101	2022 Number of Plant and Animal Species at-risk - Sensitive Species 3	*change over time not available
102	2022 City Water Consumption for Parks Irrigation - Potable 58.6%	*change over time not available
103	2022 City Water Consumption for Parks Irrigation - Canal 39.2%	*change over time not available
104	2022 City Water Consumption for Parks Irrigation - Effluent 2%	*change over time not available
105	2022 City Water Consumption for Parks Irrigation - Ground Water 0.3%	*change over time not available
106	2022 Renewable Electricity Microgeneration Capacity 3,499kW	*change over time not available

Key Lagging Indicators

Waste Diversion - Kg/capita

Source: Waste and Recycling, City of Lethbridge



107

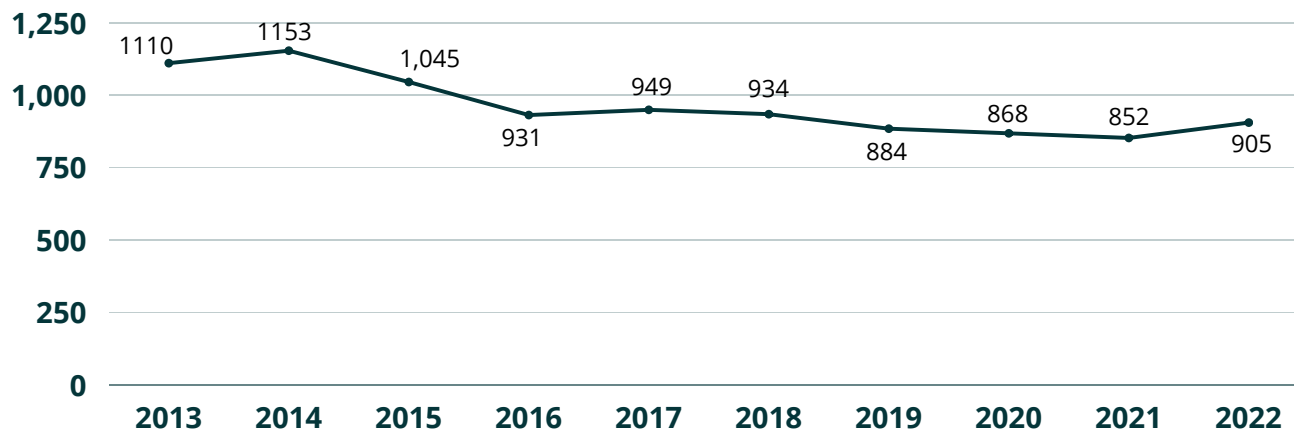
2022 Waste diversion **198 kg Per Capita**

Including Recycling & Organics

↓ 7% one year change

Waste Generation - Garbage (Tonnes)

Source: Waste and Recycling, City of Lethbridge



108

2022 Waste Generation (Garbage) **905 Tonnes**

↑ 6.2% one year change

109

2022 Community Greenhouse Gas Emissions **1,329,145 tCO2e**

(CO2 equivalent emissions)

*change over time not available

110

2022 Corporate Renewable Electricity Microgeneration Capacity **315 kW** *no change over one year

Other Lagging Indicators

111

2019 Tree Canopy Coverage **7%** ↑ 1% four year change

112

2022 Weight of Construction and Commercial Material Recycled at W&R Centre **7,090 Tonnes**

↓ 3.2% one year change

Outcome: A City that Supports the Region

A city that supports the region works to ensure it contributes towards shared regional objectives.

Key Leading Indicators

113 2016 Net Commuter Flow **1,840** ↓ 48.7% five year change

Other Leading Indicators

114 2022 Total Annual Passengers at the Lethbridge Airport **31,643** ↑ 197% one year change

115 2022 Total Annual Aircraft Movements at the Lethbridge Airport **1199** ↑ 102% one year change

116 2021 Population Outside of City of Lethbridge Supplied by City of Lethbridge Water **16,910** ↑ 3% one year change

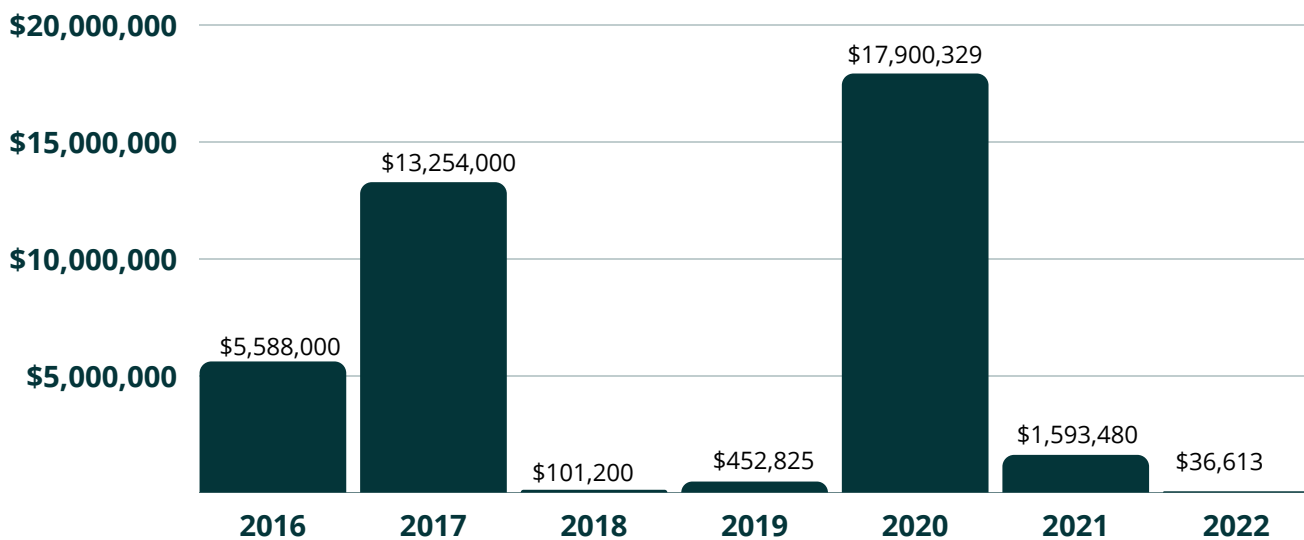
117 2022 Number of Meetings with Neighbouring Municipalities **2** ↓ 66% one year change

118 2022 Agreements for Shared Services Across Jurisdictions **16** *no change over one year

Key Lagging Indicators

Total Value of Regional Grants Received

Source: Corporate Grant Administrator, City of Lethbridge



119 2022 Total Value of Regional Grants Received **\$36,613** ↓ 97% one year change

Schedule B - MDP Annual Report Glossary & References

MDP Annual Report Glossary

- **Employment rate** is the number of employed persons expressed as a percentage of the population aged 15 years and over.
- **Participation rate** is the total labour force expressed as a percentage of the population aged 15 years and over.
- **Unemployment rate** is the number of unemployed persons expressed as a percentage of the labour force.
- **City GDP** measures the monetary value of final goods and services—that is, those that are bought by the final user—produced in a city in a given period of time.
- **Median family income**, the median divides the income distribution into two equal parts: one-half of the cases falling below the median income and one-half above the median. For households and families, the median income is based on the distribution of the total number of households and families including those with no income.
- **Debt service ratio** is the sum of the total payments relating to all mortgage and non-mortgage loans outstanding divided by total household.
- **Number of hazard risk & vulnerability assessments (HRVA)** are created to help a community make risk-based choices to address vulnerabilities, mitigate hazards and prepare for response to, and recovery from, a range of hazard events.
- **Total average residential density** is the total number of dwellings per hectare.
- **Transportation mode share** measures the percentage of travelers using a particular type of transportation.
- **Greenhouse gas emissions** are harmful gases generated from human activities that strengthen the greenhouse effect.
- **Waste diversion** is when resources and materials are diverted from the landfill through prevention, reduction, recycling, reuse and composting.
- **Corporate renewable electricity microgeneration** is the electricity generated from renewable energy sources.
- **Net commuter flow** is the number of individuals commuting into the city to work minus the number of residents leaving the city to work elsewhere.

MDP Annual Report- References

1. Statistics Canada. 2022. Table 14-10-0385-01 Labour force characteristics, annual. Accessed from:<https://www150.statcan.gc.ca/t1/tbl1/en/cv!recreate.action?pid=1410038501&selectedNodIds=1D37,2D2,2D8,2D9,2D10,4D1&checkedLevels=2D1&refPeriods=20100101,20210101&dimensionLayouts=layout3,layout2,layout2,layout2,layout2&vectorDisplay=false>
2. Statistics Canada. 2022. Table 14-10-0385-01 Labour force characteristics, annual. Accessed from:<https://www150.statcan.gc.ca/t1/tbl1/en/cv!recreate.action?pid=1410038501&selectedNodIds=1D37,2D2,2D8,2D9,2D10,4D1&checkedLevels=2D1&refPeriods=20100101,20210101&dimensionLayouts=layout3,layout2,layout2,layout2,layout2&vectorDisplay=false>
3. Statistics Canada. 2022. Table 14-10-0385-01 Labour force characteristics, annual. Accessed from:<https://www150.statcan.gc.ca/t1/tbl1/en/cv!recreate.action?pid=1410038501&selectedNodIds=1D37,2D2,2D8,2D9,2D10,4D1&checkedLevels=2D1&refPeriods=20100101,20210101&dimensionLayouts=layout3,layout2,layout2,layout2,layout2&vectorDisplay=false>.
4. Government of Alberta. 2022. *Regional Dashboard: Lethbridge- Number of Businesses*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/number-of-businesses/#/?from=2010&to=2021>
5. City of Lethbridge, Development services
6. City of Lethbridge, Development services
7. City of Lethbridge, Development services
8. Alberta Real Estate Association. 2022.
9. City of Lethbridge, Regulatory Services
10. Government of Alberta. 2022. *Regional Dashboard: Lethbridge- Incorporation*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/incorporations/#/?from=2010&to=2021>
11. Statistics Canada. 2022. Table 14-10-0385-01 Labour Force Characteristics, Annual. Accessed from:<https://www150.statcan.gc.ca/t1/tbl1/en/cv!recreate.action?pid=1410038501&selectedNodIds=1D37,2D2,4D1&checkedLevels=2D1&refPeriods=20100101,20210101&dimensionLayouts=layout3,layout2,layout2,layout2,layout2&vectorDisplay=false>
12. Statistics Canada. 2022. Table 14-10-0385-01 Labour Force Characteristics, Annual. Accessed from:<https://www150.statcan.gc.ca/t1/tbl1/en/cv!recreate.action?pid=1410038501&selectedNodIds=1D37,2D2,4D1&checkedLevels=2D1&refPeriods=20100101,20210101&dimensionLayouts=layout3,layout2,layout2,layout2,layout2&vectorDisplay=false>
13. Statistics Canada. 2022. Table 14-10-0385-01 Labour Force Characteristics, Annual. Accessed from:<https://www150.statcan.gc.ca/t1/tbl1/en/cv!recreate.action?pid=1410038501&selectedNodIds=1D37,2D2,4D1&checkedLevels=2D1&refPeriods=20100101,20210101&dimensionLayouts=layout3,layout2,layout2,layout2,layout2&vectorDisplay=false>
14. Government of Alberta. 2022. *Regional Dashboard: Lethbridge- Post-Secondary Enrollment*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/post-secondary-enrollment/#/?from=2016&to=2020>
15. Statistics Canada, National Household Survey.
16. Alberta Advanced Education
17. Tourism Lethbridge
18. Office of the Superintendent of Bankruptcy Canada

19. City of Lethbridge Corporate Grant Administrator
20. City of Lethbridge Corporate Grant Administrator
21. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Median Upload Speed*. Access from: <https://regionaldashboard.alberta.ca/region/lethbridge/median-upload-speed/#/?from=2016&to=2020>
22. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Median Download Speed*. Access from: <https://regionaldashboard.alberta.ca/region/lethbridge/median-download-speed/#/?from=2016&to=2020>
23. Lethbridge Airport
24. Avison Young. 2022. *2022 Q 2 Report*.
25. Arcand, Alan, Bougas, Constatinos, Diaz, Henry, heschl, Christopher, McIntyre, Jane, Wiebe, Robin. 2019. *Mid Sized Cities Outlook: Economic Insights Into Select Canadian Cities- 2019*. Conference Board of Canada. 2019.
26. Statistics Canada (provided from Economic Development Lethbridge)
27. City of Lethbridge, Development services
28. City of Lethbridge Taxation & Assessment
29. City of Lethbridge Taxation & Assessment
30. City of Lethbridge Taxation & Assessment
31. City of Lethbridge Taxation & Assessment
32. Tourism Lethbridge
33. City of Lethbridge, City Treasurer
34. Lethbridge Food Bank & Interfaith Food Bank
35. City of Lethbridge, Lethbridge Police Service
36. City of Lethbridge, Lethbridge Police Service
37. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Immunization (% by age 2)*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/immunization-percent-by-age-2/#/?from=2015&to=2019>
38. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Overweight*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/overweight/#/?from=2013&to=2017>
39. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Physical Activity*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/physical-activity/#/?from=2013&to=2017>
40. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Heavy Drinkers*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/heavy-drinkers/#/?from=2010&to=2014>
41. Statistics Canada. *2016 Census of Population and Focus on Geography series, 2011 Census*.
42. Government of Alberta. 2022. *Interactive Health Data Application*. Accessed from: http://www.ahw.gov.ab.ca/IHDA_Retrieval/selectSubCategory.do
43. City of Lethbridge, Community Satisfaction Survey
44. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Life Expectancy*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/life-expectancy/#/?from=2014&to=2018>
45. Statistics Canada. *2016 Census of Population and Focus on Geography series, 2011 Census*.

46. Statistics Canada. 2010 National household Survey, *2016 Census of Population and Focus on Geography series, 2011 Census*.
47. City of Lethbridge, People & Culture
48. City of Lethbridge, People & Culture
49. City of Lethbridge, City Clerk's Office
50. City of Lethbridge, City Clerk's Office
51. City of Lethbridge, City Clerk's Office
52. City of Lethbridge, Community Satisfaction Survey
53. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Sense of Belonging*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/sense-of-belonging/#/?from=2010&to=2014>
54. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – % Visible Minority..* Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/percent-visible-minority/#/>
55. City of Lethbridge, Recreation & Culture
56. City of Lethbridge, Recreation & Culture
57. City of Lethbridge, Recreation & Culture
58. City of Lethbridge, Community Satisfaction Survey
59. City of Lethbridge, Community Satisfaction Survey
60. City of Lethbridge, Community Satisfaction Survey
61. City of Lethbridge, Planning
62. City of Lethbridge, Planning
63. Government of Alberta. 2022. *Previous Grant Recipients*. Accessed from: <https://extranet.gov.ab.ca/env/previous-grant-recipients-database>
64. Government of Alberta. 2022. *Previous Grant Recipients*. Accessed from: <https://extranet.gov.ab.ca/env/previous-grant-recipients-database>
65. Government of Alberta. 2022. *Previous Grant Recipients*. Accessed from: <https://extranet.gov.ab.ca/env/previous-grant-recipients-database>
66. Government of Alberta. 2022. *Previous Grant Recipients*. Accessed from: <https://extranet.gov.ab.ca/env/previous-grant-recipients-database>
67. City of Lethbridge, Building & Inspection Services
68. City of Lethbridge, Building & Inspection Services
69. City of Lethbridge, Building & Inspection Services
70. City of Lethbridge, Building & Inspection Services
71. City of Lethbridge, Building & Inspection Services
72. City of Lethbridge, Transportation
73. City of Lethbridge, Regulatory Services
74. Alberta Transportation (provided from City of Lethbridge, Transportation)
75. Alberta Transportation (provided from City of Lethbridge, Transportation)
76. Alberta Transportation (provided from City of Lethbridge, Transportation)
77. Alberta Transportation (provided from City of Lethbridge, Transportation)
78. City of Lethbridge, Community Satisfaction Survey
79. City of Lethbridge, Community Satisfaction Survey
80. City of Lethbridge, Community Satisfaction Survey
81. City of Lethbridge, Community Satisfaction Survey

82. City of Lethbridge, Parks
83. City of Lethbridge, Parks
84. City of Lethbridge, Parks
85. City of Lethbridge, Parks
86. City of Lethbridge, Transit
87. City of Lethbridge, Transportation
88. Statistics Canada. *2010 National household Survey and 2016 Census of Population*
89. City of Lethbridge, Transportation
90. City of Lethbridge, Transportation
91. City of Lethbridge, Water & Wastewater
92. City of Lethbridge, Water & Wastewater
93. City of Lethbridge, Electric Utility
94. City of Lethbridge, Water & Wastewater
95. City of Lethbridge, Water & Wastewater
96. City of Lethbridge, Water & Wastewater
97. City of Lethbridge, Water & Wastewater
98. City of Lethbridge, Parks
99. City of Lethbridge, Parks
100. City of Lethbridge, Parks
101. City of Lethbridge, Parks
102. City of Lethbridge, Parks
103. City of Lethbridge, Parks
104. City of Lethbridge, Parks
105. City of Lethbridge, Parks
106. City of Lethbridge, Electric Utility
107. City of Lethbridge, Waste & Recycling
108. City of Lethbridge, Waste & Recycling
109. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – CO2 Eq. Emissions*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/co2-eq-emissions/#/?from=2010&to=2018>
110. City of Lethbridge, Electric Utility
111. City of Lethbridge, Parks
112. City of Lethbridge, Waste & Recycling
113. Government of Alberta. 2022. *Regional Dashboard: Lethbridge – Net Commuter Flow*. Accessed from: <https://regionaldashboard.alberta.ca/region/lethbridge/net-commuter-flow/#/>
114. City of Lethbridge, Airport
115. City of Lethbridge, Airport
116. City of Lethbridge, Water & Wastewater
117. City of Lethbridge, City Manager's Office
118. City of Lethbridge & Lethbridge County. 2020. *Intermunicipal Collaboration Framework*
119. City of Lethbridge, Corporate Grant Administrator