

January 9, 2026

Rezoning Application: 7740 40 Avenue to allow for shelter use

A rezoning application has been submitted to amend the Land Use Bylaw for the property located at 7740 40 Avenue. The application proposes changing the land use designation from Industrial (I2) to a Direct Control (DC) District to allow for a shelter use.

1. What does this mean?

City Council is being asked to decide whether this type of use *could* be allowed on this property in the future. It does not mean a shelter is approved, being built, or moving to this location. It also does not decide how a shelter would operate. Those decisions would come later and involve other approvals and the Province of Alberta.

2. Who is the applicant?

The Red Deer Homeless Foundation

3. Does rezoning approve a shelter?

No. Rezoning establishes whether a particular use *may* be permitted on a property. It does **not** approve:

- Construction or building alterations
- Shelter operations or programming
- Day-to-day management of a facility

Additional approvals would be required even if rezoning is approved.

4. Why is this site being considered?

This is a privately initiated application submitted by the Red Deer Homeless Foundation. Council is required to consider applications that meet legislative requirements.

5. Who is making the rezoning decision?

City Council is the decision authority for rezoning applications and is acting in its legislative role. Council will consider the application through a formal process that includes a Public Hearing before making a decision.

6. What is The City of Red Deer's role in this process?

The City's role is limited to land use and development approvals, including:

- Reviewing and processing the rezoning application
- Holding a Public Hearing and receiving public input
- Making a decision on whether the proposed land use is appropriate
- Reviewing any future Development Permit or Safety Codes applications, if applicable

The City does **not**:

- Select shelter sites
- Operate shelters
- Decide how shelters are managed or programmed

7. What is the Province of Alberta's role?

The Province of Alberta is responsible for:

- Funding shelter services
- Selecting and contracting shelter operators

- Determining shelter models, programming, and service delivery
- Overseeing shelter operations

8. Who operates the shelter?

Shelters are operated by organizations contracted by the Province of Alberta. The City of Red Deer does not operate shelters. At this time:

- Safe Harbour Society is currently operating the temporary shelter site at Cannery Row.
- The Province of Alberta has indicated that shelter operations at the temporary site will transition to Hope Mission on April 1, 2026

9. If this application is approved, does it mean the shelter is moving?

We do not yet have this information. At this time, the rezoning application before City Council only considers whether a shelter use would be permitted on this property from a land use perspective. The City of Red Deer does not yet have specific details related to operations and construction of a potential future shelter.

10. What happens if rezoning is approved?

If the rezoning is approved:

- Additional approvals would still be required (e.g., Development Permit, Safety Codes permits)
- Rezoning alone does not authorize construction or operation
- Any future development would take time and be subject to further review and communication

11. Will the current temporary shelter site close?

This rezoning application does not determine the future of the current temporary shelter site. Decisions related to shelter locations, closures, or relocations are the responsibility of the Province of Alberta. The City of Red Deer will continue to work with the Province and local shelter operators to determine next steps and ensure we can share up to date information with the community; however, this is not information we have at this time.

12. Can Council consider safety and community impacts?

Council may consider information related to land use planning, compatibility, and development impacts presented through the planning process and public submissions. Operational matters, including shelter management and service delivery, fall under Provincial jurisdiction.

13. How can the public provide input?

Public input is a required and meaningful part of the rezoning process. Community members may submit written comments or speak at a potential future public hearing if the first reading of the application is approved. If first reading is approved, a public hearing is expected to take place on February 25, 2025.

14. Where can I get more information?

Information about the rezoning process, timelines, and participation opportunities is available on The City of Red Deer's website at www.reddeer.ca/shelter.

Questions and comments related specifically to the rezoning process may be submitted to shelter@reddeer.ca.