

February 2, 2026

Proposed Rezoning of 7740 40 Avenue

1. What decision is City Council making on February 3, 2026?

City Council is considering First Reading of two proposed Zoning Bylaw amendments related to the property at 7740 40 Avenue. This decision is about land use only, specifically whether the site should be rezoned to allow an emergency shelter and related uses to be considered in the future.

2. Does this decision approve a shelter?

No.

First Reading:

- Does not approve a shelter to open
- Does not approve construction or renovations
- Does not approve operations, staffing, or programming

It only determines whether the proposed rezoning should proceed to a Public Hearing.

3. What is being proposed through the rezoning?

The proposal would:

- Create a new Direct Control Zone (DC(36)), and
- Rezone the site from Heavy Industrial (I2) to DC(36)

This zoning framework is intended to support a phased, integrated shelter model in the future, subject to further approvals.

4. Why is Council considering zoning before operations?

Under Alberta's Municipal Government Act, Council must first determine whether a land use is appropriate for a site before reviewing development or operational details. Zoning answers the question: "Is this type of use allowed on this property?"

It does not answer:

- How the shelter would operate
- What services would be offered
- How safety, security, or site management would work

Those questions are addressed at the development permit stage.

5. What happens if First Reading is approved?

If Council gives First Reading:

- The bylaws will be advertised, as required by legislation
- A Public Hearing will be held on February 25, 2026
- Community members can submit written comments or speak directly to Council
- Council will consider all feedback before deciding on Second and Third Readings

No final decision is made until after the Public Hearing.

6. Can Council change the proposal?

Yes. Council may:

- Request changes to the proposed zoning
- Amend permitted or discretionary uses
- Decide not to proceed after hearing from the public

If significant changes are proposed, additional advertising or process steps may be required.

7. What approvals would still be required if the rezoning is approved?

If all three readings of the rezoning bylaws are approved, the following would still be required before any shelter could open:

- Development Permit approval
- Building permits and safety code compliance
- Detailed site design and circulation plans

Security and site-management plans Each of these steps includes additional review and oversight.

8. Who would review future development applications?

For this site, it is proposed that City Council remain the Development Authority.

This means any future development permit applications would return to Council for decision-making, rather than being delegated to Administration.

9. Who selects the shelter operator?

The Province of Alberta selects the emergency shelter operator.

The City's role is limited to its responsibilities under legislation, including zoning, development permits, and safety approvals.

10. How can the public share feedback?

Community members can:

- Submit written comments before the Public Hearing
- Speak directly to Council at the Public Hearing on February 25, 2026

All submissions received by the deadlines will be provided to Council for consideration.

11. Where can I learn more?

A full overview of the permanent shelter process, Council's role, and public participation opportunities is available on The City of Red Deer's website.

For more information, contact:

Community & Public Relations
The City of Red Deer