

February 3, 2026

Proposed Rezoning of 7740 40 Avenue

1. What decision did City Council make on February 3, 2026?

City Council passed 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.

Specifically, Council approved moving forward with consideration of:

- Creating a new Direct Control zoning district (DC(36)), and
- Rezoning the property from Heavy Industrial (I2) to DC(36).

Passing First Reading introduces the bylaws into the statutory process required under Alberta's Municipal Government Act and enables a Public Hearing to occur.

2. Does this decision approve a shelter?

No. First Reading does not approve a shelter to open, approve construction or renovations, approve operations, staffing or programming. In passing First Reading, the proposed rezoning will proceed to a Public Hearing.

3. What is being proposed through the rezoning?

If approved, this 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 approval.

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 now that First Reading is approved?

With City Council now passing First Reading, the following will occur:

- 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 at the public hearing
- 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?

A Public Hearing will be held on February 25, 2026.

- Community members may submit written comments or speak directly to Council at the Public Hearing
- Council will consider all feedback before deciding on Second and Third Readings
- Only if all three readings are approved would the rezoning take effect.

Those who wish to submit written comments on this Public Hearing matter may do so by:

- Completing and submitting the [Public Hearing Submission Form](#) located on The City's website at www.reddeer.ca/publichearings
- Emailing your comments to publichearings@reddeer.ca;
- Dropping off a written copy of your submission at City Hall (4914 48 Avenue) during business hours to the attention of Red Deer City Council c/o Clerk, Legislative Services; or
- Mailing your submission to Red Deer City Council c/o Clerk, Legislative Services, Box 5008, Red Deer, AB T4N 3T4.

11. Where can I learn more?

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