

**January 9, 2026**

**Prime\_Owner\_Name**

**Owner\_Address**

**Owner\_Address\_2**

*Zoning Bylaw* amendments  
3357/O-2026  
3357/N-2026

**To: Landowners within 100 metres of 7740 40 Avenue**

**Re: 7740 40 Avenue**

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**Why have you received this letter?**

You are being notified of proposed changes (amendments) to the Zoning Bylaw that affect a location near your property. Landowners within 100 metres of 7740 40 Avenue are invited to comment on the proposed changes.

- If comments are received by 4:30 p.m. on Friday, January 23, 2026, they will be included in the Council agenda for first reading.
- Comments received after this deadline, but before 4:30 p.m. on Friday, February 20, 2026, will be included in the Council agenda for the public hearing, should the bylaw amendments receive first reading.

A location map has been included in this letter for reference.

**What is being proposed?**

The City has received an application to amend the Zoning Bylaw to create a new Direct Control Zone No. 36 (DC36) and rezone the property at 7740 40 Avenue (Legal Description: J 0 5879NY) from Heavy Industrial Zone (I-2) to Direct Control Zone No. 36 (DC36).

The proposed new DC36 Zone supports the development and uses of an integrated hub that provides coordinated, person-centred supports for individuals experiencing homelessness. The Zone focuses on uses that address physical, mental, and social needs and may include, but are not limited to, services related to health care, addiction treatment, housing, and other programs intended to break the cycle of homelessness.

The integrated hub project planned for the site will have multiple phases. In the first phase, the proponent plans to use the existing building as a shelter and will expand into future uses in subsequent project phases. They are seeking to include all potential uses within the DC36 Zone at the outset of establishing the new zone while also rezoning 7740 40 Ave to this new Zone.

To view the City of Red Deer Zoning Bylaw, go to: <https://www.reddeer.ca/city-government/bylaws/zoning-bylaw/>

### **Do you have any comments?**

It is optional to provide comments. If you wish to submit comments, please do so by **4:30 PM, by Friday February 20, 2026**. Comments can be submitted by one of the following methods:

- Email: [shelter@reddeer.ca](mailto:shelter@reddeer.ca)
- Mail: Attn David Girardin, Planning Department, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn David Girardin, Planning & Growth Department, 4914 48 Avenue, Red Deer, AB

### **What will happen if I submit comments?**

All comments received will be reviewed by City staff and form part of the public record on a Council Agenda. Comments will appear in the same format they are received. In accordance with The City's Procedure Bylaw, anonymous comments will not be forwarded to Council and personal information will not be removed. Please note that administration may not be able to respond to all questions and inquiries about this proposal.

### **What is the next step for the proposed changes?**

Based on comments received, administration may revise the proposed changes, and/or advance the changes to Council for decision. It is likely that the proposed changes will be presented to Council for consideration in February 2026.

- Step 1: Council reviews a report and administration's recommendation when considering First Reading. If First Reading is granted, the application moves onto step 2.
- Step 2: A Public Hearing is held where the public is given an opportunity to speak directly to Council about a proposed change. Public Hearings are advertised on the City's webpage at: <https://www.reddeer.ca/publichearings>. Once the Public Hearing is closed, the application moves onto step 3.
- Step 3: Following the closure of the Public Hearing, Council considers Second and Third (final) Reading of the proposed change.
- The tentative date for step 1 is February 3, 2026 and the tentative date for steps 2 & 3 is February 25, 2026. Council schedules can be accessed at <https://reddeer.ca/city-government/mayor-and-city-councillors/council-meetings-and-schedule/>

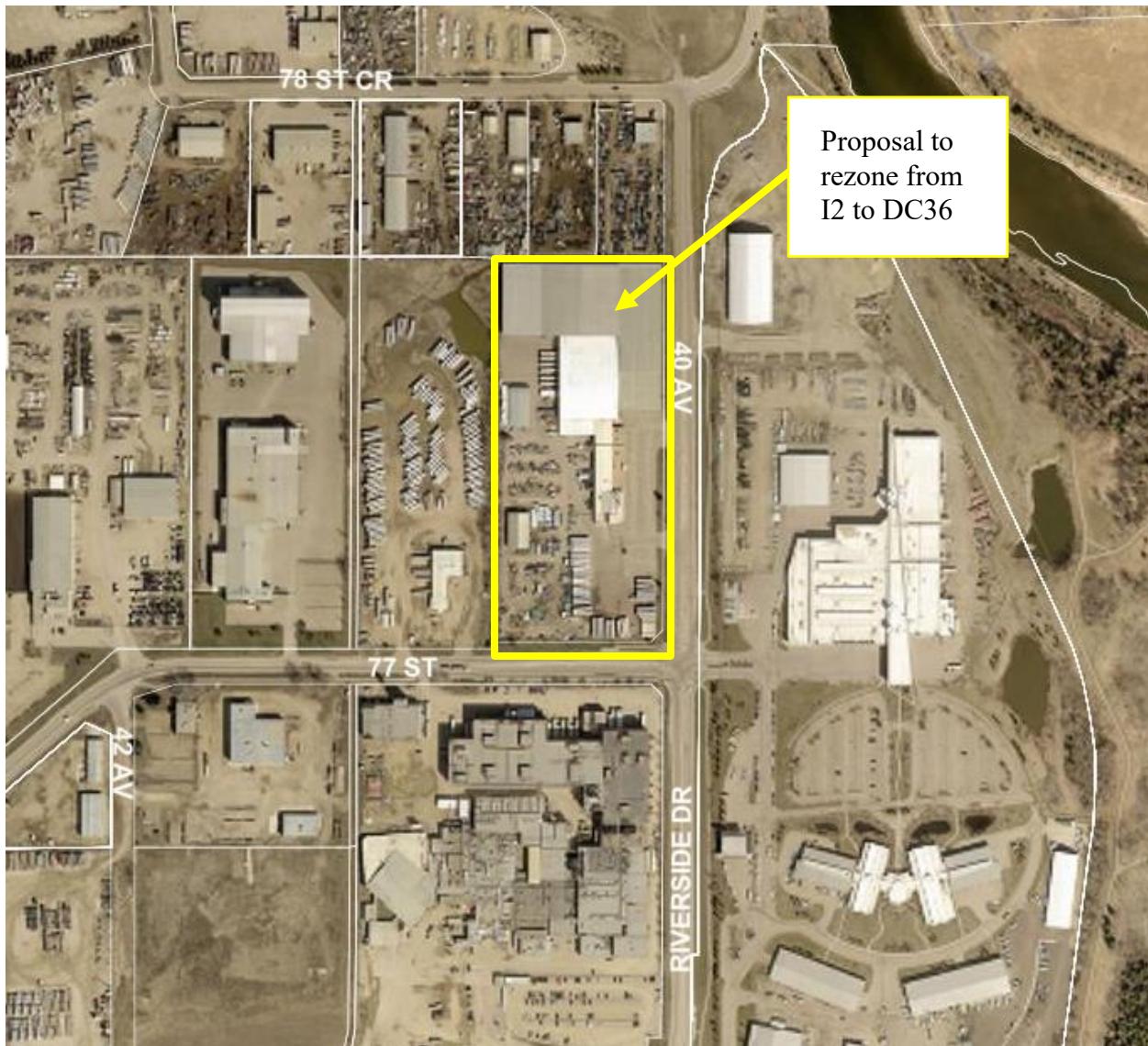
### **Questions?**

Questions regarding the proposed changes can be sent to: [shelter@reddeer.ca](mailto:shelter@reddeer.ca)

David Girardin, Senior Manager of Growth & Development  
403.406.8707

**Appendix B – Propose property to Rezone Heavy Industrial Zone (I-2) to  
Direct Control Zone No. 36 (DC36)**

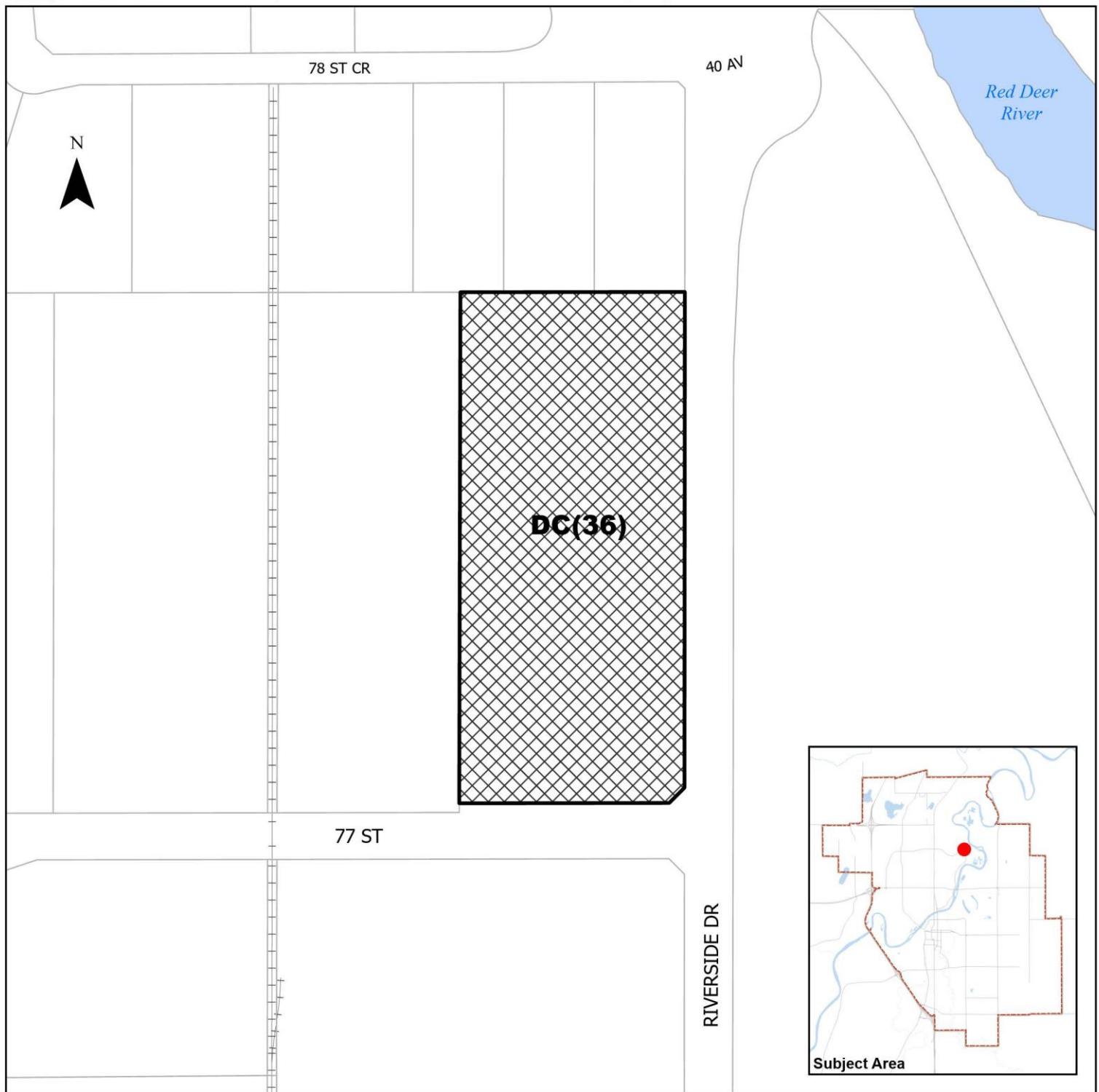
Address: 7740 40 Avenue



*Schedule "A"*



*Proposed Amendment to Zoning Bylaw 3357/2024*



**Change Zone:**



I-2 Heavy Industrial Zone to DC(36) Direct Control Zone No. 36

**Proposed Amendment**  
Map: 14/2026  
Bylaw: 3357/0-2026  
Date: Dec 23, 2025

**11.360 <sup>18</sup>Direct Control Zone No.36: DC (36)**

**Key Information**

11.360.1 Direct Control Zone No 36 supports the development and uses of an integrated hub that provides coordinated, person-centred supports for individuals experiencing homelessness. These supports shall address physical, mental, and social needs and may include, but are not limited to, services related to health care, addictions treatment, housing, and other programs intended to break the cycle of homelessness.

**11.360.2 Permitted Uses**

- 11.360.2.1 Accessory Building
- 11.360.2.2 Commercial Service Facility
- 11.360.2.3 Commercial School
- 11.360.2.4 Educational Institution – Post Secondary
- 11.360.2.5 Government Services
- 11.360.2.6 Greenhouse
- 11.360.2.7 Health and Medical Services
- 11.360.2.8 Industrial or Commercial Training Facility
- 11.360.2.9 Information Service Provider
- 11.360.2.10 Lease Bay Building
- 11.360.2.11 Open Space
- 11.360.2.12 Outdoor Storage
- 11.360.2.13 Parking Structure
- 11.360.2.14 Professional Office
- 11.360.2.15 Restaurant
- 11.360.2.16 Self-Storage Facility
- 11.360.2.17 Service Organization
- 11.360.2.18 Supporting Sales

11.360.2.19 Specialty Food Services

11.360.2.20 Transportation Services

**11.360.3 Discretionary Uses**

11.360.3.1 Apartment

11.360.3.2 Cultural Facility

11.360.3.3 Day Care Facility

11.360.3.4 Emergency Shelter

11.360.3.5 Hospital

11.360.3.6 Mixed-Use Building

11.360.3.7 Public Assembly

11.360.3.8 Secured Facility

11.360.3.9 Security Suite

11.360.3.10 Supportive Living Accommodation

11.360.3.11 Temporary Care Facility

## Regulations

**DC(36) Regulations Table**

Category	Regulations
Building Height	As per the Development Authority
Site Area	Minimum: 1.2ha
Front Yard Setback	9.0m
Side Yard Setback	4.0m
Rear Yard Setback	3.0m
Landscaped Area	15% of Site Area
Frontage	N/A

11.360.1 For this Direct Control Zone, the Development Authority is the Development Officer.

- 11.360.2 Any regulations listed in this Zone as well as those as set out in Part 2, Part 3, and Part 4 of this Bylaw are delegated by Council to the Development Officer, including all regulations that apply to Industrial Zones.
- 11.360.3 The existing Building, Landscaping, and Site Plan is considered to meet all regulations for a change of use to the uses listed in this DC Zone.
- 11.360.4 Regulations in this bylaw for Adjacent and Abutting Uses do not apply to uses on the site. The internal separation of uses will be to the satisfaction of the Development Authority.
- 11.360.5 A Daycare in this DC Zone is exempt from the regulations listed in Day Care Facility in a non-Residential Zone. Requirements for Daycare will be to the satisfaction of the Development Authority.
- 11.360.6 Minimum Parking requirements will be to the satisfaction of the Development Authority.
- 11.360.7 Loading Space requirements will be to the satisfaction of the Development Authority.
- 11.360.8 The uses in this zone are exempt from the Common Amenity Space regulations.
- 11.360.9 Outdoor Storage screening and placement will be designed to the satisfaction of the Development Authority.



## PLANNING DEPARTMENT

# Comment Sheet

## **Zoning Bylaw Amendment Bylaw 3357/N-2026 & 3357/O-2026**

We invite you to provide feedback on a *Zoning Bylaw* amendment to create a new Direct Control Zone No. 36 (DC36) and rezone the property at 7740 40 Avenue (Legal Description: J 0 5879NY) from Heavy Industrial Zone (I-2) to Direct Control Zone No. 36 (DC36) at 7740 40 Avenue.

**Collection & Release of Your Information:** The personal information collected through this form is for the purpose of informing Council of your remarks through a Council Report. Personal information will not be redacted. This collection is authorized by section 4(c) of the Protection of Privacy Act and section 3 of the Municipal Government Act. The City will seek to balance the dual objectives of open government and protection of privacy. For questions about the collection of personal information, contact [planning@reddeer.ca](mailto:planning@reddeer.ca) or 403-406-8711.

**Contact Information (please print)** Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

## Comments

### Please Note:

- Submissions from the public will appear on the Council Agenda in the same format that they were received. No personal information will be redacted.
- Anyone who submits materials marked “in confidence” or “confidential” will be contacted by Administration who will explain that materials cannot be submitted “in confidence” or “confidentially” as all material submitted for Council consideration must form part of the public record. The submitter will be given the option to withdraw their submission, submit a revised submission prior to the deadline or have their original submission included in the Agenda with the notation that the submission is not “confidential”.
- Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the email will not be accepted as there is no way for Council to properly weigh the contents of the letter.
- Administration may withhold a public submission from the Council Agenda if, after consulting legal counsel, they conclude the submission contains hate speech, discriminatory language, or defamatory language. Administration shall contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions to Council that they, or their delegate, can attend the Public Hearing to present their comments directly to Council during the Public Hearing.

Comments may be submitted no later than **4:30 PM on Friday February 20, 2026**, using the following options:

- Mail: Attn David Girardin, Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4
- Drop off at City Hall: Attn David Girardin Planning Department, 4914 – 48 Avenue, Red Deer, AB
- Email: [shelter@reddeer.ca](mailto:shelter@reddeer.ca)

Please note that Administration is not able to respond to feedback on an individual basis. Your comments will be included in summary of feedback received in an upcoming Council Report. Administration response to feedback received will be included in the Council Report. Please see the public hearings web page for more information <https://www.reddeer.ca/city-government/mayor-and-city-councillors/council-meetings-and-schedule/public-hearings/> and Council agendas for full reports <https://www.reddeer.ca/city-government/mayor-and-city-councillors/council-meetings-and-schedule/> .

Please connect with [shelter@reddeer.ca](mailto:shelter@reddeer.ca) if you have any questions or clarifications.

**Thank you for your input!**