Appendix H

Public Consultation

Administration has replaced the public-facing copy of Appendix H with a version redacted for public-posting purposes. This administrative replacement does not alter the substantive planning comments before Council, does not amend the City's corporate records, and does not determine any access request or privacy complaint.

Giving a hard “no” to the Nexus model for a homeless shelter

I deeply regret supporting the Nexus shelter proposal and at least we now have clear proof that the Homeless Foundation does not have the experience nor the expertise to carry out this proposal. They have also failed to honour their agreement to be guided by community. This proposal is deeply disrespectful of the vulnerable population of homeless, addicted, poor and traumatized as well as the good people of Red Deer.

I withdraw my support of this project.

Housing a possible 200 dogs as part of a homeless shelter intended for humans is nuts. The dogs add another big problem to what is already a huge problem to fix. At least the dogs have programming.....kennel runs....when there is no programming in place for the people at Nexus. Letting dogs out in nature to mingle with each other and to get exercise are some of the things the people in the shelter need: a living surrounds. The critical central piece in a successful homeless shelter model is a self-empowerment program, as Jason Patterson of Last Door (formerly Recovery North) told me this weekend. Nexus has nothing of a self-empowerment program, such as community, connection. culture and ceremony except for dog runs. (Darcy Mykytyshyn CEO of the Homeless Foundation wrote down those 4 words in one of my meetings with him.) The shelter people need to feel self-empowerment experienced within a living surrounds rather than the surrounds of capitalism. People need community and connection, having been disconnected from themselves, each other, community and nature. An interconnected wholeness model like Last Door (formerly Recovery North) is here now in Red Deer and it is a complete success.

Nexus buses for the use of Nexus residents is a critical component that has lead to the success of Recovery North (Last Door) here in Red Deer. Yet they are not a built-in feature in the Nexus model despite me conveying their need to Darcy. This is a common sense solution and it was not listened to by Darcy.

I did feel from the start that the Nexus proposal was manipulative ....when they had already taken the steps to buy the property first and then brought the proposal to the good people of Red Deer secondly. Yet I trusted them in good faith and so wrote a letter of support for the project.

In the agreement going forward with Mayor and council, Nexus promised to listen to the community, to learn, to collaborate and to work together with the community. They have had time to demonstrate all of that and none of it has not happened. They have not honoured their agreement as the basis for them to proceed to implement this proposal.

I suggested to Darcy that he get to know the Wellbriety group here at Safe Harbour. This is a highly successful model that has helped many people over many years to leave the life of homelessness, trauma and addiction. It needs to be an integral part of any homeless shelter. Darcy did not follow up on that.

Their deceptive “campus” model of institutional supports has remained unchanged when all the latest and best global research by experts like Dr. Gabor Mate shows that the solution to homelessness, poverty and addiction is community, connection, ceremony and culture. The opposite of addiction is connection and culture is the cure, as indigenous peoples guide us in knowing. None of that is in this proposal. The people in the Homeless Foundation have a complete lack of understanding about poverty, homelessness, addictions and the indigenous way of life. They are not qualified to be doing such work and this project illustrates how money is not the most important ingredient to solve problems.

Nexus admitted that their intent is to to make money off our most vulnerable population. They never claimed that they have any expertise in this field and I do not feel any compassion from them.

The Nexus model as it currently stands feels like a prison. I would love to know what each member on the Homeless Foundation likes best about this model if they had to live there. Theory has to be matched with concrete action and I do not see this with the Nexus proposal. Talk is cheap: they talk about trauma-informed practice yet the security measures are truly frightening and traumatizing. They would trigger me. I would not live there.

Perhaps the most disturbing part of this proposal is that fact that the prospective residents are not really mentioned much at all. With the security measures they mention, it feels like they are talking about dangerous beasts that they have to control and dominate.
Where have I heard this before?....
Darcy asked me to not use the word “capitalist” yet this project seems to be just a capitalist effort to make a profit by members of the Homeless Foundation. The problem can’t be solved by the problem itself.
I told Darcy that I wanted to speak with the Board. It has not happened. I reached out to Kathy Lacey and she did not follow-up with me. I told Darcy that I would like to be hired as a consultant. It hasn’t happened. The oversight committee they have put together is not qualified for this project. I told Darcy to go to the spring feast to experience indigenous peoples moving together collectively. I do not believe he attended. I shared documents of 2 successful models for homeless shelters: my analysis of Recovery North (now called Last Door) and my own Tiny Homes Homestead proposal...both are based on the understanding that empowerment is the cure. Last time I asked him, he had not read either one. The first time I met with him, he took 3 pages of notes. I have not seen any of what I told him to do actually put into their proposal nor into their engagement with community here. Nexus has continued to try to manipulate Red Deerians rather than learn from us and collaborate. For example, he asked the RDNFS if they would plant a garden at Nexus. Indigenous peoples are not settler gardeners.
I told Darcy it is not too late for Nexus to pivot and to include Last Door programming. I did not receive a reply from him.
This rush to force an unworkable model onto Red Deer has been met with resistance:
.....

From Aaron Heather

February 21·

Here's a read from United Way, they did a survey on the homeless population in Red Deer about the proposed nexus site that Hope Mission is supposed to run. I would like to note, that I called around to organizations around red deer to see if they would be offering services and everyone that I talked to said they would not be providing anything; Services are:

Potters hands

mustard seed

central Alberta womans shelter

central Alberta sexual assualt clinic

central Alberta mental health clinic

central Alberta addictions clinic

and other organizations, all of which would not be helping this project, so project nexus in my eyes is deceiving the homeless, addictions and citizens of Red Deer with this site

.....

If I told the house builders on the Homeless Foundation’s board how to build a house, they would laugh me out of the room.....Those of us who have spent decades learning and healing trauma and addictions, know that self-empowerment and community, connections, culture and ceremony in a living surrounds are the cure. Without that, all efforts to solve these issues are a failure. The fact that Nexus has not followed any guidance given to them by the community is also an indication of their disrespect.

This group of people has no qualifications to be engaged in a project of this nature. Nexus is a complete failure in execution and a complete failure in theoretical understanding of the needs of homeless, addicted, poor and traumatized people.
Nexus will be a spectacular failure not only for Red Deer and the homeless but for the Nexus profit-seekers as well.
It must not go forward.
If the people of the Homeless Foundation truly care, they need to re-focus on their areas of expertise and build transitional and low-income housing on all the empty lots in Red Deer. They could also build a Tiny Homes homestead demonstration project here in Red Deer to house 50 of the currently homeless. It would go viral globally and give them fame and fortune if that is what they seek.
Sincerely,
Kathie Wallace
[redacted]

PS I hope this is an effective letter. I am very very ill with wireless radiation and this has been very very hard for me to compose.

Jay Hallett

From: Citizen Inquiries <info@reddeer.ca>
Sent: June 10, 2026 9:59 AM
To: Development
Subject: Citizen Inquiry - Action Required (Re: Update on Council Decis...)

Action Required

Included in this information request is: Development

Deadline To Respond

Due Date

Wed 6/17/26

Original Citizen Inquiry

Title

Re: Update on Council Decision: Rezoning at 7740 40 Avenue

Description

Good morning, we are sending this email to development for information.

Citizen Email:

I truly hope the city is prepared for the amount of death that is going to happen in that area now. Once they inject and walk across the roads and get plastered by heavy duty equipment that can't stop on dime like a car. The city will have blood on its hands and all the councillors.
Sent from my iPhone

> On Jun 2, 2026, at 2:38 PM, Shelter - The City of Red Deer <shelter@reddeer.ca> wrote:
>
> Hello,
>
> As someone who has signed up to receive ongoing updates, we want to share an important update about a new Development Permit application that may influence future shelter planning in our community.

Here are the key points:

- Project Nexus is a proposed social care campus at 7740 Avenue in Red Deer.
- The Red Deer Homeless Foundation has submitted a Development Permit application for Phase 1, which would establish a 200-bed emergency shelter operated by Hope Mission as the anchor use on site.
- The property was rezoned to a Direct Control District (DC-36) by City Council on February 27, 2026, following an extensive public hearing process.
- The current Development Permit application is the next step in the planning process and will determine whether the shelter and related uses meet municipal requirements for site design, operations and community integration.

We recognize there has been significant community interest in this site and its future uses.

If you have questions, please visit Engage Red Deer to learn more. This page includes application materials and will continue to be updated as the project progresses.

Unlike rezoning, the Development Permit process does not include a formal Public Hearing. However, given the public interest in this project, The City is enhancing efforts to hear from the community.

The community is invited to submit written comments before June 15, 2026.

Written comments will be received by The City for Council's information. Unlike rezoning, the Development Permit process does not include a formal Public Hearing.

Residents are encouraged to review the application materials and provide specific comments focused on land use, planning and zoning-related matters.

To ensure your input is received in time to be considered fully, residents are encouraged to use the digital comment form found on Engage Red Deer

Citizen Name

A b

Citizen Email

amandabischler[redacted]

Client Portal Detailed View

Ticket Details

Click here to view Full Ticket Details

To comment on this item, reply to this email.

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Jay Hallett

From: Citizen Inquiries <info@reddeer.ca>
Sent: June 10, 2026 9:28 AM
To: Development
Subject: Citizen Inquiry - Action Required (Project Nexus)

Action Required

Included in this information request is: Development

Deadline To Respond

Due Date

Wed 6/17/26

Original Citizen Inquiry

Title

Project Nexus

Description

Good morning, we are just forwarding this email about Nexus Shelter to development.

Citizen Email:

Please support this project at your next council meeting on June 19. I live at [redacted] and this project is the most positive thing I have read in a long time.
It would be so good for b people suffering homelessness and would give them comprehensive supports CB in one area
Thank you

Deardra Orchard
Sent from my iPhon

Citizen Name

Deardra Orchard

Citizen Email

[redacted]

Client Portal Detailed View

Ticket Details

Click here to view Full Ticket Details

To comment on this item, reply to this email.

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Jay Hallett

From: Citizen Inquiries <info@reddeer.ca>
Sent: June 10, 2026 9:53 AM
To: Development
Subject: Citizen Inquiry - Action Required (Re: Update on Council Decis...)

Action Required

Included in this information request is: Development

Deadline To Respond

Due Date

Wed 6/17/26

Original Citizen Inquiry

Title

Re: Update on Council Decision: Rezoning at 7740 40 Avenue

Description

Good morning, we are sending this to development, for information. This was a reply to the email that was sent to citizens regarding the shelter.

Citizen Email:

7740 Avenue is likely an incomplete or incorrect address ??

Ellen Geddes

On Tue., Jun. 2, 2026, 2:38 p.m. Shelter - The City of Red Deer, <shelter@reddeer.ca> wrote:

★

Citizen Name

Ellen Geddes

Citizen Email

[redacted]

Client Portal Detailed View

Ticket Details

Click here to view Full Ticket Details

To comment on this item, reply to this email.

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Jay Hallett

From: Citizen Inquiries <info@reddeer.ca>
Sent: June 10, 2026 9:43 AM
To: Development
Subject: Citizen Inquiry - Action Required (nexus)

Action Required

Included in this information request is: development

Deadline To Respond

Due Date

Wed 6/17/26

Original Citizen Inquiry

Title

nexus

Description

Good morning, we are sending this email to development regarding the nexus project.

MayorMailbox
Info Red Deer

Regards,

Rachelle Sauvageau | Senior Executive Assistant

Office of the Mayor and Council

The City of Red Deer

P: 403-342-8154 [redacted] F: 403-346-6195

-

Citizen Email:

From: Garfield Marks [redacted]
Sent: June 03, 2026 4:48 PM
To: Legislative Services <LegislativeServices@reddeer.ca>; City Council <CityCouncil@reddeer.ca>; Bruce Buruma <Bruce.Buruma@reddeer.ca>; Chad Krahn <Chad.Krahn@reddeer.ca>; Cindy Jefferies <Cindy.Jefferies@reddeer.ca>; Dianne Wyntjes <Dianne.Wyntjes@reddeer.ca>; Kraymer Barnstable <Kraymer.Barnstable@reddeer.ca>; Jaelene Tweedle <Jaelene.Tweedle@reddeer.ca>; Cassandra Curtis <Cassandra.Curtis@reddeer.ca>; Adam Goodwin <Adam.Goodwin@reddeer.ca>; Tristin Brisbois <Tristin.Brisbois@reddeer.ca>
Subject: [External] nexus

To whom it may concern;
Industry is a fickle mistress, It goes where it is welcome, where it is secure and where it can most profit. I am not sure that this proposal has enough benefit to overcome the risk of industrial aversion to Red Deer. Olymel has a company has closed plants and sites and directed their focus elsewhere for lesser causes.
Does this site increase the number of beds on offer to risk or sully our industrial tax base? I have found people sleeping behind my house plugging in heaters and other appliances when a shelter is but a mile away, in town how will having a shelter many times that further encourage the homeless?
With this approval what would stop the use being altered for a similar but more profitable use?
How can the users of this facility continue their sense of commerce, at this location?
How will the traffic be affected? How about personnel security?
Adding a new location will not eliminate the current locations.
London Ontario has a similar situation but has taken many more steps to ensure safety, security and assistance and yet the issue of weapons, personal security and safety had amplified. They have segregated occupancy and still problems increased.
Please reconsider this site even if impatient downtown businesses push for resolution. A delayed decision is better than the wrong one.
Garfield Marks

Citizen Name

Garfield Marks

Citizen Email

[redacted]

Client Portal Detailed View

Ticket Details

Click here to view Full Ticket Details

To comment on this item, reply to this email.

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CROSSROADS CHURCH

June 12, 2026

To: Red Deer City Council

Re: Letter of Support for Project Nexus Development Permit Application

Dear Mayor and Members of Council,

On behalf of CrossRoads Church, we are writing to express our support for the development permit application for Project Nexus at 7740 40 Avenue in Red Deer.

We recognize the growing challenges of homelessness, housing instability, addiction, and mental health concerns within Red Deer, and we are optimistic about this project being able to positively help in alleviating these needs for many. Addressing these complex issues requires coordinated, compassionate, and practical solutions that bring services together, and that is what we are understanding this project will be about.

We believe Project Nexus represents an important opportunity to strengthen Red Deer's response to these challenges. Project Nexus has the potential to improve access to care, enhance collaboration among service providers, and create more effective pathways toward stability and long-term housing.

We also appreciate the extensive community engagement that has taken place throughout the development of this proposal. The willingness of the Project Nexus team to listen to residents, service agencies, Indigenous partners, and individuals with lived experience has helped shape a very thoughtful plan.

We believe the need for meaningful action is clear and Project Nexus offers an opportunity to address some of our community's most pressing social challenges in a way that reflects both compassion and responsibility. We are grateful for this initiative and the leadership behind it. We look forward to the positive impact Project Nexus will have in our city.

Sincerely,

Dan Cochrane
Senior Pastor

Dwayne Holland
Executive Pastor

Karla Rosenkranz
Director of Local Impact

Jay Hallett

From: Karla Rosenkranz [redacted]
Sent: June 15, 2026 2:46 PM
To: Development
Subject: [External] Letter of support
Attachments: 20260615_144200.pdf

You don't often get email from [redacted] Learn why this is important

Dear Mayor and City Council,
Please accept the following letter in support of the next phase for Project Nexus.
Thank you for the opportunity to share our thoughts on this very hopeful and forward-thinking initiative.
Sincerely,
Karla Rosenkranz
-Director of Local Impact
CrossRoads Church,
Red Deer

Get Outlook for iOS

Jay Hallett

From: Citizen Inquiries <info@reddeer.ca>
Sent: June 11, 2026 9:32 AM
To: Development
Subject: Citizen Inquiry - Action Required (LETTER OF SUPPORT - DEVELOP...)

Action Required

Included in this information request is: Development

Please provide information for me to respond to the citizen within three (3) business days. Our deadline to respond to the citizen is currently five (5) business days.

If the information being requested is not available from your area, please respond to this email stating who it should go to within the organization.

If you need more time to respond, please reply to this email stating the time needed to gather the information and reasoning. We will notify the citizen of the delayed response to help maintain a positive customer experience.

Deadline To Respond

Due Date

Thu 6/18/26

Original Citizen Inquiry

Title

LETTER OF SUPPORT - DEVELOPMENT PERMIT APPLICATION - NEXUS PROJECT / RED DEER HOMELESS FOUNDATION

Description

Citizen's Email:

Good day. I have prepared the attached letter of support, in connection with the Development Permit Application on behalf of the Red Deer Homeless Foundation. I endeavoured to upload this .pdf document via the available portal but cannot find a means to do so. Instead, it appears that comments must fall under one of three "categories" and that I would be limited to providing a narrative of no more than 500 characters.

I would appreciate knowing why any submission is limited in this way or, if you can direct me as to how my letter can be put into the hands of Council or the Development Appeal Board, in its entirety.

For your convenience, my letter of support is attached.

Thank you

Michael Donlevy

Michael Donlevy Consulting Ltd.

Experience / Integrity / Building Relationships

[redacted]

We have copied his Letter of Support in this ticket. (pls see below)

June 10th, 2026
Mayor and Members of City Council
City of Red Deer
Box 5008
Red Deer, AB T4N 3T4
Re: Project Nexus Letter of Support – Development Permit Application
In February 2026, I provided a letter of support expressing my endorsement for the Zoning Application submitted by the Red Deer Homeless Foundation for Project Nexus at 7740 40 Avenue.
It was gratifying that this critical initial phase was approved by Council.
I am writing again, to reiterate my support for Project Nexus, specifically in this instance with regard

to the Development Permit Application submitted by the Red Deer Homeless Foundation. This step
is clearly another milestone and I consider approval of the Development Permit as vital to preserve the considerable positive momentum that has occurred since re-zoning approval.
Together with our family, I have the privilege of being a long-time resident, acting in senior business
and post-secondary executive positions and serving in volunteer leadership roles with a number of community organizations, over the past 30 years. I have been well aware of the challenges facing our City with regard to increasing homelessness, encampments, criminal activity, open drug use and addictions. But also, I recognize the importance of compassionate, but focused mental health and treatment support, to assist individuals encountering these challenges.
Project Nexus, with its ultimate aim of establishing a campus model to meet the varied and complex needs of clients, is an innovative, supportive and progressive model that exemplifies our community's historic approach of seeking a "made in Red Deer" solution.
Over the past number of years, committed charitable, non-profit social service organizations have sought to address these issues. Singularly but not together, it appears and with some successes, but not sustained, simply continuing along the same path. Project Nexus, using a highly collaborative model among key vested entities and community groups, provides Red Deer with the
opportunity to establish a viable, sustainable and comprehensive multi-faceted facility. By virtue of this, it has the very real potential to address critical needs in our community/
It bears repeating that Nexus is modelled similarly to the Sheldon Kennedy Centre of Excellence / Central Alberta Child Advocacy Centre (SKCOE), with which I am very familiar. Specifically, the SKCOE offers a variety of programming, all housed on the single site situated on the RDP campus, supporting children who have faced neglect and abuse, together with mental health counselling and transitional support. This model already has a proven record of accomplishment and has become a national leader in helping children and young adults "regain what they have lost."
Similarly, under an approved Development Permit, Nexus will offer temporary shelter, housing, access to mental health and addictions treatment, all under one roof, in spaces that are safe and secure for the residents / clients and for the surrounding businesses and neighbourhoods. Offering
easier and more consistent avenues for individuals to find the help they need will lead to measurable and material outcomes that can truly make a difference.
It is recognized that achieving the necessary levels of collaboration among diverse agencies and groups will not be an easy task. It will take courage and conviction among these agencies to embrace potentially significant change. However, the leadership of Red Deer Homeless Foundation is fully committed to this objective, evidenced by the careful consideration of input from the voices of our community. I understand this genuine engagement process comprised more than 1,000 pages of submissions and the perspectives of over 70 speakers at a public hearing. I am aware this included representatives of the agency community, Indigenous communities, and those with lived experiences.
Having read the proposal now submitted to Council, I am confident that the plan is robust, thoughtful and responsive, which is why I strongly recommend its approval.

The Red Deer Homeless Foundation's collaborative model, working with related treatment and support entities, can work because it's all in one location. Approval of the Development Permit will enable Nexus to be an exemplar to other cities encountering this major issue.
Existing discrete and at times disparate alternatives, where the absence of ease of access to comprehensive services, only contributes to worsening results and is no longer acceptable.
Further, to continue down the path where each agency competes for virtually the same sources of government funding and also, philanthropic investment, is no longer realistic.
The Red Deer Homeless Foundation continues to be led by committed, prominent community leaders and philanthropists, genuinely seeking a genuine, sustainable solution to this problem.
They have invested time and money and philanthropic support, built upon individual strong reputations and experience in thinking strategically.
I commend the work of the Red Deer Homeless Foundation, its Board of Directors and CEO, for persevering in seizing this challenge and moving it to this pivotal stage. It is now up to City Council
to act and approve the Development Permit and for Council members to enthusiastically endorse the Nexus model.
I understand that my letter will be a public document and I provide explicit consent that it be included for Council's consideration.
Sincerely,
Michael Donlevy
Red Deer, AB
[redacted]

Citizen Name

Michael Donlevy

Citizen Email

[redacted]

Client Portal Detailed View

Ticket Details

Click here to view Full Ticket Details

To comment on this item, reply to this email.

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Jay Hallett

From: Citizen Inquiries <info@reddeer.ca>
Sent: June 15, 2026 3:20 PM
To: Development
Subject: Citizen Inquiry - Action Required (Nexus Project Development P...)

Action Required

Included in this information request is: Development

Deadline To Respond

Due Date

Mon 6/22/26

Original Citizen Inquiry

Title

Nexus Project Development Permit

Description

Hello, we are sending this feedback top development regarding the Nexxus project.

Email Below:

Please find a letter from RDRN regarding the Nexus Project Development Permit.

Thank you,

Myrna Pearman

President

June 15, 2026
To: Mayor and Members of Red Deer City Council
RDRN fully supports the development of an expanded and enhanced emergency shelter that provides both housing and dignity for individuals experiencing homelessness. We are also acutely aware of the environmental impacts associated with the housing crisis, including encampments, fires and debris in Red Deer's parks and open spaces. Our hope is that Project Nexus' integrated campus model will help reduce these impacts by minimizing the need for clients to seek services elsewhere and by improving long-term outcomes for those it serves.
However, RDRN is concerned that the development permit application currently before Council risks creating a shelter that does not adequately address these environmental challenges and may instead extend them into a larger portion of the Waskasoo Park and Trail system.
Our primary concern is the application's phased approach, which proposes constructing the shelter first and introducing wrap-around services at an unspecified future date. The success of Project Nexus is fundamentally linked to the centralized delivery of services. Without those services available on-site, clients will be required to travel regularly between Riverside Industrial and Downtown, which may discourage shelter use and undermine the project's intended benefits.
In addition, the application does not have provisions for the storage of shopping carts. Without secure storage options, many individuals may continue to choose encampments over shelter accommodation. If this occurs, encampments are likely to become more dispersed along the North Bank Trail, the river escarpment, and into areas such as Three Mile Bend, thus increasing environmental impacts in these sensitive natural spaces.
The application provides neither a timeline for the implementation of wrap-around services nor any indication of how service providers will be attracted to and established within a heavy industrial area. RDRN believes that a development permit should not be issued until the applicant can demonstrate a clear commitment from key service providers through letters of intent and provide a defined timeline for Phase Two.
We are further concerned that the applicant's proposed security and encampment prevention measures focus almost exclusively on the site itself and its immediate perimeter. Issues occurring beyond the property boundaries are proposed to be managed primarily through a complaint-driven process and reliance on the RCMP. If one of the goals of a centralized shelter campus is to improve the sense of safety and reduce environmental damage in the park system, a more proactive approach is needed. The applicant should be required to provide regular neighbourhood patrols and litter collection services extending well beyond the site perimeter, particularly in adjacent park and trail areas.
RDRN recognizes the urgent need for an improved emergency shelter and supports efforts

to better serve vulnerable members of our community. However, it is equally important that the environmental impacts associated with homelessness be addressed through meaningful mitigation measures. The shelter and the supporting services that make Project Nexus successful must be planned and implemented together to ensure positive outcomes for both shelter clients and the broader community.
Yours truly,
Myrna Pearman
President

Citizen Name

Myrna Pearman

Citizen Email

[redacted]

Client Portal Detailed View

Ticket Details

Click here to view Full Ticket Details

To comment on this item, reply to this email.

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Jay Hallett

From: Citizen Inquiries <info@reddeer.ca>
Sent: June 16, 2026 9:33 AM
To: Development
Subject: Citizen Inquiry - Action Required (Nexus discussion)

Action Required

Included in this information request is Development

If the information being requested is not available from your area, please respond to this email stating who it should go to within the organization.

If you need more time to respond, please reply to this email stating the time needed to gather the information and reasoning. We will notify the citizen of the delayed response to help maintain a positive customer experience.

Deadline To Respond

Due Date

Tue 6/23/26

Original Citizen Inquiry

Title

Nexus discussion

Description

Good morning, we are forwarding this email regarding the Nexxus Shelter to our development team.

Please see the email below

Forwarded from Mayor's Mailbox:

Regards,

Rachelle Sauvageau | Senior Executive Assistant

Office of the Mayor and Council

The City of Red Deer

P: 403-342-8154 [redacted] F: 403-346-6195

Citizen Email:

From: William Hull [redacted]
Sent: June 15, 2026 1:23 PM
To: City Council <CityCouncil@reddeer.ca>
Cc: MayorMailbox <Mayor@reddeer.ca>
Subject: [External] Nexus discussion

Hello Madame Mayor & Council members, Regrettably many in Red Deer have observed the decline in property and business valuations and degradation of the quality of life in the **downtown** as impacted in part by homelessness and drug use. Since the issue became public in early 2023 and as council heard during the public hearing, Pines escarpments residents and families are concerned upon learning of the transfer of some services/facilities from downtown to Riverside Industrial area, that a similar trend will occur to our homes even though located some distance away from the site.

While many of us applaud the efforts of the proponents and council in dealing with a difficult community circumstance we believe the city and the foundation have a responsibility to establish 1. the operating expectations and standards within the purview of City of Red Deer, 2. a fixed community reporting mechanism and 3. measures to mitigate perceived negative aspects of the campus.

Additionally, we are concerned with the future value of both residences located adjacent to the Pines escarpment and businesses in the project area and what metrics the city will employ to

assess the financial impact on homes and businesses of transitioning the service area from downtown to the old Peavey Mart location.

What metrics will the city and the foundation employ and report on to monitor the changes in quality of life issues the residents currently are concerned with? i.e. fire risk, safety of escarpment users, encampments, drug use, etc.

What measures will the CIty of Red Deer and the foundation implement to enforce and report on the regulations and bylaws governing access to the designated park areas, private property, city property and the expected foot traffic?

What measures will the city and the foundation employ to accommodate the anticipated population increase into the city from other communities and from the appeal of enhanced services being provided?

We believe that the city and the foundation have been aware of the issues surrounding the new facility since March, 2026 and it is timely for a public airing on the above in the near future assuming the permits are in place. In the interests of transparency please respond via email. Regards, Bill & Lorrene Hull, [redacted]

Citizen Name

William Hull

Citizen Email

[redacted]

Client Portal Detailed View

Ticket Details

Click here to view Full Ticket Details

To comment on this item, reply to this email.

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OLYMEL

Feeding the world

June 8, 2026

Object :Nexus Permanent Shelter

I am writing to formally express our concerns regarding the proposed placement of a homeless shelter neighboring to our facility. While we recognize the importance of providing support and services to vulnerable populations, we are deeply concerned about the potential impacts this location may have on the safety, operations, and long-term viability of our workplace and surrounding area.

One of our primary concerns is the likelihood of increased loitering and disorderly behavior near entrances, sidewalks, and surrounding spaces. This may include public intoxication, arguments, or other disruptive conduct, which could make employees feel unsafe and uncomfortable during their workday. There is also a growing concern about the potential for increased crime, such as vandalism or break-ins, particularly during evenings and non-operating hours.

We are also worried about the impact on employee well-being. Staff may experience anxiety about being approached, harassed, or placed in uncomfortable situations when arriving at or leaving work, or while using nearby public transit. Many employees already express concern about walking to their vehicles or commuting after dark, and this development may intensify those fears. Additionally, our staff is not trained or equipped to manage situations involving intoxication, mental health crises, or aggressive behavior, which could place them in difficult and potentially unsafe positions.

From an operational standpoint, the presence of a shelter may result in increased costs associated with security measures such as surveillance systems, personnel, and property protection. We also anticipate higher maintenance and cleaning expenses due to potential increases in litter, public urination, or encampments forming near our property.

There are also broader concerns about the long-term reputation and economic stability of the area. The perception of the neighborhood may shift, making it more difficult to attract and retain employees, clients, and investors. Property values may decline, and leasing or selling property under favorable terms could become more challenging. There is a risk that the area could become primarily associated with shelters and encampments, overshadowing other businesses and amenities.

We are also concerned that issues within the shelter may spill over into surrounding properties, resulting in individuals congregating on or near our premises. Furthermore, the safety of both our employees and individuals accessing the shelter is a serious consideration, especially given the high traffic volume in the area.

Finally, we are concerned that once such a facility is established, it may be difficult to reverse the resulting changes to the neighborhood's dynamics and identity.

Feeding the world

We respectfully request that these concerns be carefully considered in the decision-making process, and that alternative locations or mitigation strategies be explored to ensure the safety, stability, and success of all stakeholders involved.

Thank you for your attention to this matter.

Candace Flett
HR/Health & Safety Manager
[redacted]

Engage Red Deer

Public Comment Form Results

Jun 02, 2026 - Jun 15, 2026

Project: Nexus Permanent Shelter

Form: Public Comment Form

Tool Type: Form

Activity ID: 94

Exported: 2026-06-16 08:46:18

Exported By: jay.hallett

Filter By: No filters applied.

SOCIAL POINT
BY OPEN POINT

Response No: 1

Contribution ID: 7947
Member ID:
Date Submitted: Jun 15, 2026, 11:32 PM

Q1 **First Name**

Short Text Tony

Q2 **Last Name**

Short Text Penner

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts
Planning

Q8 **Please provide your comments related to planning:**

Long Text I am writing to express my opposition to the proposed Nexus project at the old Peavy Mart Building. My concerns stem from the council's disregard of the surrounding residents concerns when rezoning the property. They indicated there would be opportunity to deal with concerns at the development permit stage, but now they are using the passed rezoning as justification for proceeding. I already have very little confidence in the Civic officials and Authorities in Red Deer to properly handle petty crime, fire risks, and danger caused by encampments in general, as Red Deer has one of the highest crime rates in Canada. Now, there will be added risk to the wooded and hard to access areas around the Pines escarpment and 3 Mile Bend. If they can't handle the problem now, what makes them think they will be successful in dealing with this? These concerns were raised at the "consultations" and the council rezoning, but were brushed of as unimportant, and are still being ignored. Council accused us and our neighbors of having a NIMBY attitude, but council and Nexus have a "Not our problem" attitude when it comes to offsite issues.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text My concern with the onsite operations is how the operational plan of the shelter seems designed to spread undesirable behavior outside the gates of the Nexus project. The major examples of this are the prohibition and removal of encampments on site, and the prohibition of drug and alcohol use on site. The application and the CEPTED design all deal with the site only, ignoring offsite issues. Appendix J's mitigation strategy for preventing potential spillover effects into surrounding neighbourhoods, parks, and businesses is to make the site such a wonderful place that there is no reason for anyone to want to spillover into surrounding areas. My previous comments show that we all know this is wishful thinking at best. What are your plans for when things go sideways with this proposal?

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 2

Contribution ID: 7946
Member ID:
Date Submitted: Jun 15, 2026, 10:43 PM

Q1 **First Name**

Short Text Gwen

Q2 **Last Name**

Short Text Clarke

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I am in support of Project Nexus. To w we unite a local businessman, Charlie Bredo, "I have yet to see a single viable alternative that comes with a site, a funding model and a leadership team ready to execute. Critics are offering complaints. Project Nexus is offering a plan".

Charlie's quote is not just a realization that Project Nexus is a once-in-a-generation opportunity before us, BUT it reminds us of the difference in PERFECTION and EXCELLENCE.
Let's leave perfection to God and strive for excellence.
I plead with council to please settle for EXCELLENCE not PERFECTION. Those sleeping on the street tonight are counting on you!

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 3

Contribution ID: 7945
Member ID:
Date Submitted: Jun 15, 2026, 10:35 PM

Q1 **First Name**

Short Text Grant

Q2 **Last Name**

Short Text Burchnall

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations

Q8 **Please provide your comments related to planning:**

Long Text

I am far from expert on the subject matter, except to note: I have walked across most of the center of the city of Cininnati, Ohio, certainly the downtown several times in the last 10 years. In that time I have seen one or two obviously homeless people, very close to zero.

Apparently they are using an integrated model that may be similar to this plan.

Two days ago, running along Waskasoo creek near adjacent to Taylor Dr., I saw one man with blood running from the corner of his mouth, two additional people leaning against each other to prevent collapse, and a fourth digging through a garbage bag of bottles. This is a frequent event, the path is not safe for seniors, children, maybe anyone.

This situation should not be normalized, it is not normal behaviour.

The problem is extremely challenging. It is truly excellent that citizens of this city are working to change the situation in a way that potentially improves life for homeless, challenged people and protects all citizens.

There does appear to be strategies that work.

I support Red Deer city council approving the permit and continuing to work with the Project Nexus Red Deer group to implement, review, and modify as needed, plans to minimize and resolve the challenges of homelessness and drug addiction and related problems.

To have most of the downtown of a city deserted because of homelessness and drug addition is not normal and should never be normalized.

Q9 **Please provide your comments related to operations:**

Long Text

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To have most of the downtown of a city deserted because of homelessness and drug addition is not normal and should never be normalized.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Communications with Calgary and Edm., etc. so success is shared everywhere. We don't want movement here. We do want people helped in all jurisdictions so all people can contribute to their communities.

I see a lot of infra. improve. to our parks. Included are pavement improv., bench upgrades, signage replace., and more. More indigenous grass and shrubs, less mow = saved $$ and less pollution. Would be better served by paying police to walk paths and discourage bad behave. with funds saved.

Response No: 4

Contribution ID: 7944
Member ID:
Date Submitted: Jun 15, 2026, 09:19 PM

Q1 **First Name**

Short Text Jennifer

Q2 **Last Name**

Short Text Penner

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text
- Traffic & Pedestrian Safety: Large trucks and pedestrians can be a deadly combo at the best of times, never mind adding drugs to the mix. Intentionally relocating drug users to an industrial area is, at best, negligent, at worst, cruel.
- Compatibility with Surroundings: Obviously a heavy industrial area is not compatible with a shelter or any residence for that matter. In addition, Three Mile Bend dog park is only a few hundred meters away. The Pines neighborhood trail systems would be the walking access to Parkland mall, bus stops, and downtown. Drug paraphernalia littering the dog park and trails is both a safety and environmental concern. Encampments are a fire concern.
- Emergency Access: Accessing people who have overdosed in the woods is not easy. Accessing fires started in the woods before they get out of hand is not easy.
- Alignment with the Land Use Bylaw And Municipal Development Plan: A shelter doesn't (or didn't, until it was changed) align with the Land Use Bylaw or Development Plan.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text
- Economic Impacts and Property Values: The property values of the businesses surrounding the shelter will decrease. One of the speakers in favour of the shelter location confirmed this during his speech when he noted his own major property value decrease due to the surrounding homeless situation. On top of that, businesses will need to pay to increase security and/or deal with more theft/break-ins. The impact to the Pines residential neighborhood will likely be similar on a smaller scale.
- Community Perceptions: These concerns, as well as many more, were addressed in emails and brought up during the public hearing in February. The mayor and council admitted most of the concerns were legitimate, there were no solutions, and the location was not great. Despite that, the rezoning was approved, leading to the perception that council does not represent the people.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text
I hope the concerns of those who will be impacted the most are heard. Including those who this facility is supposed to be for.

Response No: 5

Contribution ID: 7943
Member ID:
Date Submitted: Jun 15, 2026, 09:15 PM

Q1 **First Name**

Short Text John

Q2 **Last Name**

Short Text Wilson

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text
The CPTED study, commissioned by RDHF reads more like a reference letter for Nexus than an unbiased safety review of foreseeable issues related to the new location for a homeless shelter. The study shows a limited scope and doesn't address all the elements of a full and complete CPTED study. I have been involved in Safety Reviews for all my career working as an Engineer at NOVA Chemicals. The reviews always entail assessing the impact of the changes on the areas external to the scope and vice versa.
The shelter capacity has been listed as 200 persons. The facility is very large and could easily be expanded to house more homeless persons. Large shelters are more difficult for the operator to manage and harder to serve the clients and would predictably result in more issues spilling over to the surrounding community. Project Nexus shared the successes of the Edmonton West end shelter. This shelter apparently has a capacity of 125 clients. In discussion with Hope Mission representative, Tim Pasma, the larger Edmonton shelters experience more issues and a quick search on google street view also supports that.
It is reasonably predictable that homelessness will continue to grow in Red Deer at a faster pace than the ability to establish permanent supportive housing. The CoRD needs to plan for what happens when more shelter beds are needed and to take a proactive approach. For example, Tim Pasma of Hope mission shared that a shelter downtown was likely going to be required simply because not all clients will be able to get[EW1.1] back to Nexus late at night. The CoRD Administration and Council has kicked the can down the road for nearly a decade and the homeless population has grown rapidly. The Project Nexus CEO stated that Red Deer has added zero permanent supportive housing units in the last decade. Sobering but it shows what needs to be done. No permanent housing will lead to further growth in homelessness and the need for more shelter space. The City needs to set and stick to the limit, consider adding space for more services and proactively set up a plan for more space at a[EW2.1] second location.
I am not convinced the traffic situation has been adequately addressed. Hundreds of large trucks navigate the area around the shelter each week and there is a legitimate concern that one or some of the shelter clients may be injured or killed as a result of not addressing the traffic safety issue.

Q9 **Please provide your comments related to operations:**

Long Text
One of the key concerns for locating the shelter are the spill over issues with the surrounding areas. The key areas local to the shelter are private businesses, Riverbend Golf and Recreation area, 3 Mile Bend Off leash dog walking area, the Pines Escarpment and the City Trails. The shelter location is unique in that it will be adjacent to both heavy industrial and green space. All the shelter comparators listed by Project Nexus do not share this feature.
The CoRD are well aware of the common areas used for rough camping/homeless encampments. A number of residents regularly report locations and the CoRD response is usually slow to visit the sites and even slower to clean them up. The CoRD needs to provide regular patrols (ie the West side of the abandoned rail lines) to dissuade illegal

camping in this area. The risk of self harm without access and the risk of fire is too great to only have a reactionary plan for dealing with this issue.
I recently went for a walk in the rail line area. The findings included a live shotgun shell, human waste, evidence of rough camping, 5 campfire locations, and a naloxone kit. It was not a long walk. Expectations are the Nexus campus will increase the number of encampments unless proactive steps are taken.
Over recent years, the downtown business community have expressed a lot of frustration over getting support from the City or Shelter operators in dealing with issues attributed to the shelter clientele This wasn't fair to businesses downtown and it's not going to be fair to the new neighbors. I am concerned that we are going to get the same negligent treatment that downtown businesses experienced. The CoRD owns much of the land surrounding the shelter and is responsible for it. A plan is needed for the surrounding businesses, residents and our beautiful park system. This will require regular patrols, enforcement and frequent needle and garbage sweeps, and prompt encampment cleanup. Whatever is done downtown will be even more difficult and costly in this location.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Fort MacMurray and Jasper have been significantly altered by wildfires. Some communities are being proactive and moving to become FireSmart. The CoRD has taken some small steps to reduce this risk. The progress appears to be slow. The summers are becoming drier and the risk of fire is growing. The amount of fuel is being exacerbated by the die-off of a significant portion the spruce trees.
The Pines Escarpment is steep, dry and contains a large inventory of dry combustible fuel. All areas of Red Deer are subject to fire from natural sources but encampments increase the risk of fire and the area is fairly inaccessible to emergency services vehicles. Reducing the fire potential from man made sources is achievable but requires a commitment from the CoRD.
The Red Deer trail system is frequently listed as one of the key aspects for making Red Deer a good place to set down roots. The concern is that a large portion of the trail system will see a significant drop in usage because citizens won't feel safe encountering people that may behave erratically in secluded areas . The city needs to consider this liklihood and proactively execute a plan to ensure this negative outcome can be mitigated.
Project Nexus touted the RCMP presence at the Nexus campus. The reality, through discussion with the RCMP reps at the Open House, was underwhelming. Increased RCMP or Peace Officer presence in the area (Bike Patrols perhaps?) would be meaningful and show the CoRD is serious about personal safety and security of all residents. The CoRD directs the RCMP. Please provide meaningful leadership.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

There was a letter by nearby owners asking about Council's legal obligations under the MGA when considering amendments to the Land Use Bylaw. Council is required to exercise its land-use authority in accordance with the statutory planning framework and a legal obligation to act consistently with the MDP. Sections 13.4 and 19.1 establish a clear statutory obligation, Council must ensure that appropriate separation distances and transition are maintained.
What was the CoRD response?

Response No: 6

Contribution ID: 7942
Member ID:
Date Submitted: Jun 15, 2026, 08:49 PM

Q1 **First Name**

Short Text Valerie

Q2 **Last Name**

Short Text Sandall

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text I support the application to obtain a Development Permit approval for phase 1 of Project Nexus enabling the establishment of an emergency shelter with integrated campus model. This permit review is an important step in ensuring the site is designed and operated in a manner that aligns with municipal requirements and community expectations. The application includes detailed materials related to planning, operations, transportation and mobility, community integration, and a Good neighbour framework intended to support ongoing accountability, communication, and adapted management.

The shelter proposal is intended to contribute to improved housing outcomes, increased recovery engagement, and reduced pressure on emergency health and enforcement systems across the community.

Project Nexus is supported by a defined transportation strategy, a proactive Good Neighbour framework, and a clear commitment to partnership with the City, Province and community stakeholders. With site control established, key partnerships in place, and Phase 1 operations clearly defined, the project is ready to proceed, with the flexibility and governance structure required to adapt and succeed as a long term community asset.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 7

Contribution ID: 7941
Member ID:
Date Submitted: Jun 15, 2026, 06:42 PM

Q1 **First Name**

Short Text Eric

Q2 **Last Name**

Short Text Colberg

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text When the rezoning process was completed it was widely stated that it was only a decision on whether a shelter could be put on the proposed location. I am of the opinion that putting individuals into an industrial park is not appropriate. In general, residential and industrial uses are incompatible. How will the terms of the development permit ensure that the people who will make this their residence for a period of time are safe and that the surrounding industrial properties don't have their ability to operate their businesses curtailed or negatively impacted?

Assuming that a Development Permit is issued, how will the relative incompatibility of residential and industrial use be addressed. I think it is important that the Development Permit not be issued solely because this seems like the only option.

Q9 **Please provide your comments related to operations:**

Long Text In the FAQ materials provided in respect of the Project Nexus, there are plans to address on-site security but nothing to ensure that the surrounding areas are not negatively impacted by crime, drug use etc. It is my opinion that the as part of the shelter's operation/security procedures that a very wide surrounding area should be required to be patrolled regularly for encampments, drug use and other illegal activity. There should be a zero tolerance policy for this type of activity.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Many people, including myself and my family from the surrounding communities are very concerned about negative impacts Project Nexus will have to the surrounding areas. Specifically, Riverbend/Discovery Canyon, the Red Deer Mountain Bike Park as well as the Pines escarpment and neighborhood. The concerns are that there will be increased crime and exposure to illegal drug use. These are the problems that exist in conjunction with the current site and result in tangible impact to peoples safety and ability to enjoy the area(s) surrounding the existing shelter. In fact, this is on of the reasons some people want the shelter moved out of the downtown core. While I acknowledge that the new facility, regardless of location will have improved services, and some of those using the facility will have improved outcomes, I think we can also agree that some of the problems associated with the current facility will migrate to the new location and its surrounding areas.

In my opinion, council must address these problems that can be foreseen and a solution should be put in place

proactively because as a community, Red Deer has experienced what happens when these problems are not dealt with proactively. That is what has brought us to the situation we find our community in now. I feel that it would be completely unacceptable for a development permit to be issued if a direct solution is not proactively determined and put into action as part of Project Nexus' development permit being approved.

Many of the people I have talked to are concerned this has been overlooked because so much effort has been put into how the site itself will operate. However, we have seen very little information regarding how impact to surrounding community will be minimized or eliminated.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 8

Contribution ID: 7940
Member ID:
Date Submitted: Jun 15, 2026, 06:02 PM

Q1 **First Name**

Short Text Rob

Q2 **Last Name**

Short Text Wanner

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I support the shelter re- location.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 9

Contribution ID: 7939
Member ID:
Date Submitted: Jun 15, 2026, 05:49 PM

Q1 **First Name**

Short Text Cynthia

Q2 **Last Name**

Short Text Thompson

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I agree enthusiastically to the re- location of the shelter.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 10

Contribution ID: 7938
Member ID:
Date Submitted: Jun 15, 2026, 04:42 PM

Q1 **First Name**

Short Text Peter

Q2 **Last Name**

Short Text Lacey

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text
1. PLANNING
(compatibility with surrounding land uses, building design/site layout, noise/lighting/landscaping)

I am writing on behalf of the Board of Directors of Red Deer D.R.I.V.E. (Developing Regional Innovation, Ventures & Entrepreneurship), as Chairman, to convey our strong support for the Development Permit application for Project Nexus.
From a planning perspective, this application reflects a thorough and responsive design process. The proposal is not a conventional emergency shelter — it is conceived as a coordinated service campus connecting individuals experiencing homelessness, as well as seniors, recent immigrants, the working poor, and young people aging out of foster care, to wrap-around services and supports aimed at preventing homelessness before it occurs. That broader, prevention-focused function should inform how compatibility with surrounding land uses is assessed: this is fundamentally a community service and navigation hub, not solely a shelter.

The submission demonstrates careful consideration of site layout, building design, and the operational measures (noise, lighting, landscaping, security) that affect how the facility integrates with its surroundings. The RDHF has engaged extensively with the community and adjusted its approach in response to feedback, producing a design that reflects genuine responsiveness rather than a fixed, unchangeable plan.
Red Deer is at a pivotal moment in how it addresses housing instability and homelessness for a generation to come. We respectfully urge Council to approve the Development Permit application as submitted, and specifically caution against conditions — such as bed caps or sunset clauses — that would compromise the project's financial viability without a corresponding planning rationale.

Sincerely, Peter Lacey, Chair, Red Deer D.R.I.V.E.

Q9 **Please provide your comments related to operations:**

Long Text
2. OPERATIONS
(hours of operation, staffing levels, employee conduct, security procedures)

On behalf of the Board of Directors of Red Deer D.R.I.V.E., as Chairman, I want to address the operational strength behind Project Nexus and why we believe it warrants Council's confidence.

The Red Deer Homeless Foundation has shown principled leadership throughout this process — addressing a

challenge of this scale demands courage and patience, and RDHF has demonstrated both. Their application reflects a serious, accountable approach to ongoing operations: staffing, security procedures, and day-to-day management have been carefully considered, not as an afterthought, but as central to the project's success.

What gives us confidence is not only the operational plan on paper, but the demonstrated character of the organization running it. RDHF and its supporters have earned a reputation in this community for integrity, transparency, and a genuine willingness to adapt their operations as circumstances evolve. No project of this scale can anticipate every operational challenge in advance — but an organization with a track record of listening and adjusting is the right partner to manage those challenges responsibly over the long term.

In the spirit of transparency, I'll note that 8 of the 20 financial supporters providing the $6 million in equity funding for this project are members of Red Deer D.R.I.V.E., including my wife Kathy and me. Our support is offered for the benefit of the community, to give a hand up to those who need it most.

We respectfully urge Council to approve this application and allow this well-managed project to move forward.

Sincerely, Peter Lacey, Chair, Red Deer D.R.I.V.E.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

3. OFF-SITE / NEIGHBOURHOOD IMPACTS
(community perceptions, neighbourhood character, social issues occurring elsewhere)

On behalf of the Board of Directors of Red Deer D.R.I.V.E., as Chairman, I want to speak to the broader community impact of Project Nexus and why we believe its presence will strengthen, not detract from, neighbourhood character in Red Deer.

Red Deer D.R.I.V.E. exists to build the conditions for a thriving, inclusive regional economy — and we cannot achieve that while leaving our most vulnerable residents without a stable foundation. Project Nexus is not simply a shelter. It is designed as a coordinated platform serving a much wider population than people currently experiencing homelessness: seniors, recent immigrants, the working poor, and youth aging out of foster care who are at risk of losing housing but are not yet homeless. Its core purpose is prevention — addressing instability before it becomes a visible social issue in neighbourhoods across the city.

Concerns about neighbourhood character often stem from social issues that already exist and are currently dispersed across the community without coordinated support. By centralizing services and navigation in one well-managed campus, Project Nexus has the potential to reduce — not increase — the kind of unmanaged social impacts neighbourhoods are already experiencing.

This project is broadly supported by Red Deer citizens, with significant volunteer and financial backing from the community, including from members of our own organization. We believe it represents the right investment at the right time for Red Deer's future.

We respectfully urge Council to approve this application.
Sincerely, Peter Lacey, Chair, Red Deer D.R.I.V.E.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Red Deer must choose vision over fear. Concerns are normal, but governing by unsupported worry over evidence-based benefit holds the city back. Project Nexus reflects sound planning and real community support — the data backs it. D.R.I.V.E.'s mission is a thriving, forward-looking Red Deer, which requires bold decisions, not financing-killing conditions driven by vocal but unsubstantiated opposition. Approve Nexus as submitted. Lead, don't manage by fear.

Response No: 11

Contribution ID: 7937
Member ID:
Date Submitted: Jun 15, 2026, 04:41 PM

Q1 **First Name**

Short Text Patrick

Q2 **Last Name**

Short Text Blair

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

1. On-site security will be required for 24 hours and paid for by Nexus.

2, Significant infrastructure costs including lighting, sidewalks, water, sewer, roads, gas, road upgrades and safety upgrades will be incurred, all for only one resident of the area. This will be costly.

3. Policing in the area must be increased substantially to protect the parks, wooded areas, businesses, wildlife and public in the area. This is a large area and will require dedicated police or peace officers there full time.

4. Ongoing clean up of camps and garbage over a much larger area will come at a higher cost. This will be in addition to continued costs of the downtown homeless sites, Mustard Seed and mental health areas located in different parts of the city.

5. With not enough space to accommodate the population of those in need of the facilities, other sites offering similar services and assistance agencies located all around town will duplicate costs, as now multiple locations would offer similar services in a small city like ours.

6, Continuous transportation between the agencies scattered all over the downtown to the new location will be expensive. This transportation must be continuous for it to be effective and used to help reduce the foot traffic.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

1. There will be privacy concerns and safety issues for the residents of the Pines as there will be increased pedestrian travel from the proposed site through the wooded areas to the bottle depot and the north end of town. This ongoing problem will have to addressed and managed continually.

2. Pedestrian traffic from downtown to the new site will impact Lions Campground and all businesses located along Riverside Drive and Riverside Light Industrial Park.

3. Substantial increase in usage of Three Mille Bend by the homeless will have serious consequences for the wildlife

now in the area, and the ability for dogs to be off leash and the safety of the general public that now frequent the park.

4. The fire risk for the parks and the large wooded areas outside the parks will increase significantly. The increased presence in the area will require additional planning, monitoring, access issues and additional costs to taxpayers.

5. Located next to one of the largest employers in the city, the site potentially causes employee safety concerns and disruptions to it, as well as other businesses in the area.

6. Pines and the surrounding business community will suffer impaired reputation and reduced property values.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 12

Contribution ID: 7936
Member ID:
Date Submitted: Jun 15, 2026, 03:37 PM

Q1 **First Name**

Short Text Robyn

Q2 **Last Name**

Short Text Okonsky

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

The City is being asked to approve a development of significant scale based on future intentions rather than demonstrated realities.

At the public hearing, people expressed support for helping those experiencing homelessness while questioning whether this specific location is appropriate. approving this specific location would make life even harder for people already living a very hard life. The Development Permit stage is where suitability must be demonstrated through evidence. This specific location has not been demonstrated to be safe, suitable, and sustainable.

• Transportation and pedestrian safety:
• The site is located in a heavy industrial area designed for truck traffic, not vulnerable pedestrians and a 3rd party assessment for traffic and road safety should be completed specifically to address pedestrians in an industrial area
• No demonstrated plan shows how people will safely access the site 24 hours a day, 365 days a year.
• Winter conditions can be life-threatening. Missing transportation or travelling long distances during extreme weather presents serious risks, particularly in an area with limited pedestrian infrastructure and secluded roadways.
• The proposal relies heavily on future transportation solutions and service integration.

• Land-use compatibility:
• A 24-hour shelter is fundamentally different from surrounding industrial uses.
• There is insufficient evidence that noise, air quality, odours, truck traffic, and industrial activity have been adequately evaluated for long-term occupancy.

• Environmental suitability:
• The site is located near a former landfill area and within an industrial environment.
• Previous assessments would have focused on industrial uses, not a facility where people will live and sleep on a continuous basis
• Suitability for long-term human occupancy should be demonstrated through updated environmental review.

• Fire, emergency response, and CPTED:
• The site is adjacent to forested areas, dry vegetation, and the river valley.
• Fire-risk, emergency response, and CPTED assessments should be completed, publicly available, and incorporated into the site design before approval.

Needs: off-site impact monitoring, winter surge plan, neighbourhood mitigation, transport access to services, full

operational plan, and Indigenous/lived-experience governance.

For a project of this magnitude, demonstrated evidence should be required before approval, not assumptions that key issues will be addressed later.

Q9 **Please provide your comments related to operations:**

Long Text

OPERATIONAL TOPICS
Many of the elements of Project Nexus appear to be future goals rather than confirmed realities.
• Future partnerships:
• The proposal references healthcare, treatment, employment, housing, and other support services.
• Many of these partnerships appear to be planned rather than formally confirmed and indigenous voices and those will lived experiences still don't' seem to be at the table.
• The success of Project Nexus depends on services that are not yet committed and there should be signed commitments in place prior to approval.
• Transportation:
• Many services currently accessed by shelter users remain elsewhere in the city.
• The proposal suggests transportation challenges will improve in the future as additional services are integrated, but this seems like a hope without concrete plans and commitments in place.
• Approval should be withheld until a detailed transportation and pedestrian safety assessment demonstrates how individuals will safely access the site during daytime, overnight hours, severe weather events, and winter conditions.
• Substance use:
• The proposal allows individuals to arrive under the influence of drugs or alcohol but prohibits use on-site.
• Plans need to exist to address substance use occurring immediately outside the property
• Measures need to be in place to protect adjacent recreational and natural areas
• Overdose response protocols must exist beyond the property boundary
• Occupancy and growth:
• The project is described as a 200-bed shelter, yet it is unclear whether occupancy will be permanently capped.
• If approved, occupancy should be limited to 200 beds through permit conditions, with any future increase requiring additional review and public consultation.
• Emergency response:
• Police, fire, EMS, and public health agencies should be evaluating the operational demands of a facility of this size in this location

Phase 1 must meet minimum operational standards at opening, with no reliance on future phases to address core safety, access, or capacity requirements. The submission lacks key detail on off-site impacts, service access from a north-end site, neighbourhood integration, peak-demand planning, and governance. These gaps suggest the project is not fully ready for approval without clearer operational, access, and impact planning.
The City is being asked to approve the vision of Project Nexus before demonstrating that all operational components necessary for that vision are actually in place.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

The Development Permit review must determine whether this specific location has been demonstrated to be safe, suitable, and sustainable and it does not.
The site is directly adjacent to Three Mile Bend, the Red Deer River valley, and important recreational and environmental lands used by residents and visitors throughout the region. The operational effectiveness of the facility will directly influence impacts on these surrounding areas.
The application has not demonstrated how encampment pressures, waste management, needle collection, emergency response, and interactions with adjacent public lands will be managed over the long term. Approval should be withheld until a management and mitigation plan addresses these issues, including protocols for nearby natural areas and recreational lands.
The proposal relies heavily on future monitoring, future partnerships, future transportation improvements, and future service integration. Demonstrated evidence should be provided showing how impacts will be managed from the first day of operation not what the "hope" is.
Residents who support helping people experiencing homelessness have identified that this location may create additional barriers by placing vulnerable individuals farther from services, supports, and the downtown community they currently rely upon.
The City, acting as Development Authority, must ensure that impacts on adjacent public lands, recreational areas, businesses, and surrounding neighbourhoods have been independently evaluated and supported by evidence before approval is granted. Decisions of this scale should be based on demonstrated suitability, not future assumptions.

I respectfully urge the City to slow down and ensure all outstanding concerns have been thoroughly evaluated before any approval is granted. The consequences of getting this decision wrong will be difficult to reverse and will affect both community resources and some of the most vulnerable people in our community. Assumptions must be tested, evidence examined, and unanswered questions addressed. For a project of this magnitude, caution is not obstruction - it is responsible governance.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Concerns remain about how provincial funding will interact with RDHF ownership, particularly since the Province would fund a major retrofit worth millions while RDHF owns the building. There is no clear plan for what happens if

funding is approved but the model does not work or key service partners do not operate at the site. A clear commitment from service providers within the model is needed. If service providers do not join Nexus, then they are creating more barriers and breaks in the system.

Response No: 13

Contribution ID: 7935
Member ID:
Date Submitted: Jun 15, 2026, 03:02 PM

Q1 **First Name**

Short Text Mike

Q2 **Last Name**

Short Text Okonsky

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text
I respectfully request that approval be deferred until these matters have been independently evaluated and supported by evidence. At a minimum, the City should require:
• A comprehensive transportation and pedestrian safety assessment, including winter and extreme-weather conditions.
• Environmental studies appropriate for a 24-hour residential-style occupancy, including noise, air quality, odour, and landfill-related impacts (there was a previous land fill site close by, is there confirmation that food can be safely prepared and consumed at this site, when the previous assessments applied to industrial land use only).
• Completion and public release of CPTED recommendations, with confirmation they have been incorporated into the site design.
• A fire-risk assessment and emergency response review for the site and adjacent natural areas.
• Evidence of confirmed service partnerships and identification of services available on opening day.
• A management and mitigation plan for adjacent public lands, including waste, sharps, encampment response, and emergency response protocols.
• A permit condition limiting occupancy to 200 beds, with any future increase requiring additional review and public consultation.

For a development of this magnitude, suitability should be demonstrated before approval is granted, not addressed afterward through future commitments. The consequences of an unsuitable location will affect community resources, adjacent lands, and some of the most vulnerable people in our community.

Q9 **Please provide your comments related to operations:**

Long Text
1. Missing voices in decision-making
Indigenous people and people with lived experience of homelessness are not consistently included in a real decision-making role. They may be consulted, but they are not clearly part of ongoing system design or approval decisions.

This matters because Indigenous people make up a large number of the homeless population. Their input should shape how shelters are designed, not just be heard after decisions are made.

2. Weak comparison examples

The examples used to support this project do not match what is being proposed. Many are:

smaller shelters
not 24/7 emergency shelters
in different climates or conditions
not similar in scale or pressure

This makes it hard to know if they are truly good comparisons for Red Deer.

3. No City of Red Deer best-practice guide

Cities like Edmonton have a clear “Emergency Shelter Best Practices Guide (2024)” that sets rules for how shelters should operate.

Red Deer does not have one clear, public guide like this.

Instead, information is spread across different plans. This makes it harder to measure if a shelter meets a consistent standard.

A clear guide would help set expectations for:

safety
Indigenous cultural supports
trauma-informed care
operations and staffing
guest rights and standards
4. Climate and real-world pressure

Red Deer shelters must deal with:

very cold winters
sudden increases in demand
safety risks when shelters are full
pressure on nearby neighbourhoods

Any approval should be based on how the site works during real peak conditions, not just normal days.

5. Cultural safety and design

Best practice says Indigenous cultural safety should be built into shelter design from the start, not added later.

It is not clear this has been fully built into the proposed model in a structural way.

6. Main concern at this stage

At the Development Permit stage, the City is making a big decision about long-term shelter design and location.

Key gaps include:

no clear local best-practice standard
limited inclusion of Indigenous and lived-experience leadership in design decisions
use of non-comparable examples
limited clarity on peak-demand operations and where people will go above the 200 beds
gaps in harm reduction and where people will use drugs and alcohol

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

I would like to raise concerns about the location of the proposed shelter and how off-site impacts and investment decisions are being distributed across the city, specifically North vs. South end.

Placing a large emergency shelter away from downtown raises access concerns. Many people using shelters rely on walking or short travel to reach medical care, outreach supports, transit, and daily services. When a shelter is located farther from these supports, it creates additional barriers for people who are already vulnerable, especially during winter or crisis situations. Emergency shelters generally work best when they are closely connected to services, not separated from them.

There is also a concern about fairness in how locations are chosen across the city. There is a long-standing perception that higher-impact or less desirable uses are placed in the north end, while more visible investment and amenities are focused in the south end. People often talk about NOT going to the north end because it's scary, dangerous and you don't want to live in the North End.

Examples in the Pines area include the outreach school being located there, the proposed pickleball expansion to take away our greenspace field (which we fought fiercely and it was changed, but it was the plan and would've been a disaster) and the removal of a playground area (swings, teeter totters, gazebo) with a promise of reinvestment that did not happen. There have also been repeated commitments to improve local trails, including removing dead brush, which have not been completed.

Many residents feel that parks and greenspaces in the north end receive less ongoing care and investment compared to other areas of the city. Over more than 10 years of having our son in multiple sports in Red Deer, not one time has the location been in the north-end for scheduled sports fields or diamonds, which reinforces the uneven distribution of recreation infrastructure. Not one time have we been able to go to a soccer or baseball game near our home in the North.

These experiences contribute to concern that neighbourhoods like Pines may be carrying a higher share of system impacts without equal reinvestment in community amenities, maintenance, or improvements.

The key concern is not whether a shelter is needed. It is whether this specific location supports both safe access to services for vulnerable people and fair distribution of impacts and investment across the city.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Service Integration and Future Partnerships seem to be a hope and not confirmed, as an integral piece to the success of Project Nexus. If you approve a DP at this location without proper plans in place, you will be taking a huge risk of creating a bigger problem and further segmenting the system by the location being so far away.

Evidence of signed agreements.
Identification of confirmed service providers.
Clarification of which services are operational on opening day must exist

Response No: 14

Contribution ID: 7934
Member ID:
Date Submitted: Jun 15, 2026, 11:27 AM

Q1 **First Name**

Short Text Gordon

Q2 **Last Name**

Short Text Gustafson

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts
Operations

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text There are concerns as to who is responsible for the safety and cleanliness of the corridor(s) from the proposed site to the downtown or other areas that may be be frequented by clients of Nexus. Information from the currrent model shows a large number of people using the services provided use personal forms of transportation, such as walking and biking. The amount of walkers may be reduced somewhat by the greater distance and the availability of public transit, but the number of cyclist will most likely be similar. This will create a much longer corridor similar to the ones we now observe between current services as well as to the downtown. Being a frequent user of the riverside path system, the security and cleanliness concerns are greater on both the South Bank trail from Lions Campground to Taylor Drive and on the North Bank Trail from Waskasoo neighbourhood to Taylor Drive. If we cannot properly patrol, secure and manage the current corridors, who will be responsible and how will we care for the much larger area?

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Living rough, garbage, public drug use and intoxication, vagrancy, and grafitti are all problems concerning the current model for the homeless situation in Red Deer. By moving to the proposed Nexus site the affected area(s) will be either shifted or extended. Hopefully and expectantly, some of these problems will be reduced by the new model, but there is no mention in the application for dealing with the security, cleanliness and care between the proposed site and the newly affected areas and other areas of the city along the riverside path system.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 15

Contribution ID: 7933
Member ID:
Date Submitted: Jun 15, 2026, 11:14 AM

Q1 **First Name**

Short Text Frank

Q2 **Last Name**

Short Text Creasey

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Red Deer & District Chamber

Attention: Red Deer City Council
Submitted via: City of Red Deer's Engage platform

June 15, 2026

Letter of Support: Phase 1 – Development Permit Application 3357/N-2026 and 3357/O-2026 (7740 40 Avenue)

Dear Members of Red Deer City Council,

On behalf of the Red Deer District Chamber, I am writing to express our support for the Phase 1-Development Permit Application at 7740 40 Avenue.

In February 2026, the Chamber supported the rezoning of this property from I2 Heavy Industrial to Direct Control District DC(36), recognizing that the proponent would provide Council with the ability to establish clear, site-specific development parameters while creating greater certainty for investment and long-term planning.

The Chamber recognizes that businesses throughout Red Deer continue to experience the impacts associated with homelessness, and growing pressures on community support systems. While no single initiative will resolve these challenges, Project Nexus represents a coordinated approach intended to address challenges that continue to impact vulnerable individuals, businesses, public spaces, and community support systems.

Equally important, the extensive engagement undertaken throughout this process demonstrates a commitment to collaboration and responsiveness. The willingness to work with businesses, residents, service providers, and other stakeholders provides confidence that the project will continue to evolve with community input and accountability.

The Chamber recognizes the significant community effort that has brought this initiative to its current stage.

For these reasons, the Red Deer District Chamber supports approval of the Development Permit Application for Phase 1 of Project Nexus.

Sincerely,
Frank Creasey
Chief Executive Officer

Q11 Do you have any other comments to share outside of planning, operations and off-site impacts?

Long Text

SOCIAL POINT BY OPEN POINT

Response No: 16

Contribution ID: 7932
Member ID:
Date Submitted: Jun 15, 2026, 11:09 AM

Q1 **First Name**

Short Text Brian and Michelle

Q2 **Last Name**

Short Text Quigg

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text We very much support the planning of those willing to come forward to deal with the issues for those that are homeless. It is a start and a welcomed one. We wish to support this endeavour in any way possible as citizens of Red Deer and thank those that have undertaken to go forward with a resolution on behalf of all of us.

Q9 **Please provide your comments related to operations:**

Long Text Again, not an easy solution to an issue all communities are faced with. We support any and every attempt to devise an all inclusive operation to our homeless population. From our perspective, it takes into account the many needs in an accessible location.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Homelessness is a population here to stay. Many of the homeless are from our own families. Hopefully, once up and operating we can all come together as a community to each play a part in providing for this population and supporting those that have taken the initiative to move forward.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Look forward to helping in any way.

Response No: 17

Contribution ID: 7931
Member ID:
Date Submitted: Jun 15, 2026, 09:44 AM

Q1 **First Name**

Short Text Rod

Q2 **Last Name**

Short Text Ryckman

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text My ongoing support for Project Nexus continues to be grounded in its strong alignment with sound planning principles. As noted in my earlier rezoning support, the project demonstrates thoughtful compatibility with surrounding land uses and reflects a well-considered building design and site layout. Appropriate attention appears to have been given to elements such as noise, lighting, and landscaping, ensuring the development integrates respectfully into the existing urban fabric while contributing positively to Red Deer's long-term growth and intensification objectives.

Q9 **Please provide your comments related to operations:**

Long Text From an operational perspective, the project appears to reflect a responsible and well-managed approach. Considerations around hours of operation, adequate staffing levels, and clear expectations for employee conduct suggest a proactive commitment to maintaining a safe and orderly environment. In addition, appropriate security procedures further reinforce confidence that the day-to-day operations of Project Nexus will be conducted in a manner that minimizes disruptions and supports both users of the facility and the broader community.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text With respect to off-site neighborhood impacts, I believe it is important to distinguish the project itself from broader social or community perceptions that may not be directly related to the proposed development. Based on the information available, Project Nexus is unlikely to alter the fundamental character of the neighborhood in ways unrelated to land use, and it should not be held accountable for external social issues that may exist elsewhere. Overall, I remain confident that the development will integrate appropriately within the community and will not create undue negative impacts beyond its immediate site.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text I am pleased to express my continued support for Project Nexus in Red Deer as it advances to the development permit stage. As outlined in my previous letter supporting the rezoning application, I believe this project represents a thoughtful and forward-looking investment in our community.

Response No: 18

Contribution ID: 7930
Member ID:
Date Submitted: Jun 15, 2026, 09:41 AM

Q1 **First Name**

Short Text kathie

Q2 **Last Name**

Short Text wallace

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations

Q8 **Please provide your comments related to planning:**

Long Text
Giving a hard "no" to the Nexus model for a homeless shelter
I deeply regret supporting the Nexus shelter proposal and at least we now have clear proof that the Homeless Foundation does not have the experience nor the expertise to carry out this proposal. They have also failed to honour their agreement to be guided by community. This proposal is deeply disrespectful of the vulnerable population of homeless, addicted, poor and traumatized as well as the good people of Red Deer.
I withdraw my support of this project.
Housing a possible 200 dogs as part of a homeless shelter intended for humans is nuts. The dogs add another big problem to what is already a huge problem to fix. At least the dogs have programming.....kennel runs....when there is no programming in place for the people at Nexus. Letting dogs out in nature to mingle with each other and to get exercise are some of the things the people in the shelter need: a living surrounds. The critical central piece in a successful homeless shelter model is a self-empowerment program, as Jason Patterson of Last Door (formerly Recovery North) told me this weekend. Nexus has nothing of a self-empowerment program, such as community, connection. culture and ceremony except for dog runs. (Darcy Mykytyshyn CEO of the Homeless Foundation wrote down those 4 words in one of my meetings with him.) The shelter people need to feel self-empowerment experienced within a living surrounds rather than the surrounds of capitalism. People need community and connection, having been disconnected from themselves, each other, community and nature. An interconnected wholeness model like Last Door (formerly Recovery North) is here now in Red Deer and it is a complete success.
Nexus buses for the use of Nexus residents is a critical component that has lead to the success of Recovery North (Last Door) here in Red Deer. Yet they are not a built-in feature in the Nexus model despite me conveying their need to Darcy. This is a common sense solution and it was not listened to by Darcy.
I did feel from the start that the Nexus proposal was manipulative ....when they had already taken the steps to buy the property first and then brought the proposal to the good people of Red Deer secondly. Yet I trusted them in good faith and so wrote a letter of support for the project.
In the agreement going forward with Mayor and council, Nexus promised to listen .....
This is 1/2 of my letter

Q9 **Please provide your comments related to operations:**

Long Text
In the agreement going forward with Mayor and council, Nexus promised to listen to the community, to learn, to collaborate and to work together with the community. They have had time to demonstrate all of that and none of it has not happened. They have not honoured their agreement as the basis for them to proceed to implement this proposal.
I suggested to Darcy that he get to know the Wellbriety group here at Safe Harbour. This is a highly successful model that has helped many people over many years to leave the life of homelessness, trauma and addiction. It

needs to be an integral part of any homeless shelter. Darcy did not follow up on that.
Their deceptive “campus” model of institutional supports has remained unchanged when all the latest and best global research by experts like Dr. Gabor Mate shows that the solution to homelessness, poverty and addiction is community, connection, ceremony and culture. The opposite of addiction is connection and culture is the cure, as indigenous peoples guide us in knowing. None of that is in this proposal. The people in the Homeless Foundation have a complete lack of understanding about poverty, homelessness, addictions and the indigenous way of life. They are not qualified to be doing such work and this project illustrates how money is not the most important ingredient to solve problems.
Nexus admitted that their intent is to to make money off our most vulnerable population. They never claimed that they have any expertise in this field and I do not feel any compassion from them.
The Nexus model as it currently stands feels like a prison. I would love to know what each member on the Homeless Foundation likes best about this model if they had to live there. Theory has to be matched with concrete action and I do not see this with the Nexus proposal. Talk is cheap: they talk about trauma-informed practice yet the security measures are truly frightening and traumatizing. They would trigger me. I would not live there.
Perhaps the most disturbing part of this proposal is that fact that the prospective residents are not really mentioned much at all. With the security measures they mention, it feels like they are talking about dangerous beasts that they have to control and dominate.
Where have I heard this before?....
Darcy asked me to not use the word “capitalist” yet this project seems to be just a capitalist effort to make a profit by members of the Homeless Foundation.
1/2 or my letter

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

I told Darcy that I would like to be hired as a consultant. It hasn’t happened. The oversight committee they have put together is not qualified for this project. I told Darcy to go to the spring feast to experience indigenous peoples moving together collectively. I do not believe he attended. I shared documents of 2 successful models for homeless shelters: my analysis of Recovery North (now called Last Door) and my own Tiny Homes Homestead proposal...
1/2 of my letter

Response No: 19

Contribution ID: 7929
Member ID:
Date Submitted: Jun 15, 2026, 03:47 AM

Q1 **First Name**

Short Text Joan

Q2 **Last Name**

Short Text Jewkes

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text The City and Council have a responsibility to ensure the development permit addresses concerns raised at the public hearing and in letters to council.

Safety:
The site design has tried to limit the risk to shelter occupants by limiting the number of access points. This should help minimize the number of pedestrians leaving the site all around the perimeter directly into major truck traffic. However, as we have seen in the downtown area, the affected area surrounding the shelter is extensive and I believe that we can't assume that the one access point will be the only spot where pedestrians will be on roads in the area. The safety risks for pedestrians interacting with large truck traffic and rail lines in this industrial area are foreseeable and substantial. The industrial properties are also a risk for unauthorized individuals. More work needs to be done on acknowledging and minimizing these risks.

Capacity:
There should be a written limit on the number of shelter occupants and beds to 200 maximum. This is a large site and with the large numbers of homeless individuals in Red Deer, there will be major pressure to keep increasing the occupancy limits. The City needs to continue to search for sites for other shelters.

Site Design – Gardens:
The Development Permit mentions "planting beds" and " a Community Garden". Considering the history and industrial nature of the whole area, raised planting boxes and soil brought in from farmland would be far safer than planting food crops in industrial soil.

Q9 **Please provide your comments related to operations:**

Long Text Future development should be subject to additional development permits.
Full public disclosure and opportunity for input is important and should be committed to in writing now.

Transportation:
Transportation, especially to and from downtown services until those services possibly relocate to the Shelter site, is a crucial requirement. The Hope Mission Van or other specified option must be available 24/7 with sufficient capacity to deal with substantial numbers. City transit should not be relied on as the primary mode. Many individuals needing to access the shelter will not always have the funds, planning capability, or social norms required to use the City transit. Especially in severe weather, rapid response to need is also required.

24/7 Access:
Continuous access and available space for encouraged day time use is important for the safety and convenience of the individuals and may help to slightly reduce the impact on the surrounding parks, public spaces and area businesses.

Substance Use:
Hope Mission policies allow entry to individuals under the influence of alcohol or drugs but not substance abuse on their site. It is foreseeable that substance abuse will occur immediately outside the property. What operational policies are in place to deal with this?

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

As we have seen in the downtown area and heard from downtown businesses at the public hearings, the off-site impacts are huge.
The City needs to make clear and definite protocols for dealing with the unintended but predictable off-site impacts. This includes the monitoring and protection of public recreation areas and trails, enforcing the no encampment policy, safety and cleanliness of public transit, and cleanup and repair of damage caused by the social disorder that happens especially near shelters. This will require budget adjustments as the City will be dealing with 2 main areas of heavy social disorder consequences, both in the downtown and in the areas around the new Shelter location.
A 24/7 point of immediate contact is needed for residents, businesses and the general public to address Shelter operations and community outreach.
The proposed Advisory Committee requires a City representative with the power and initiative to act on solutions and mitigating strategies for the very foreseeable consequences of locating the Shelter in this area.
We need to learn from the well know issues near the downtown shelter. Crime prevention and public safety must be addressed. Fire risks in forest areas, inappropriate intrusions into private property and businesses, social disorder, damage to and inappropriate use of public recreation areas all need to be acknowledged as very real risks and plans to reduce and mitigate impacts put into place well before the Shelter opens.
The approval of this Development Permit should require a clear, concise, and fully disclosed commitment by both the City and the RDHF/Hope Mission to work together to identify and address off-site impacts on a preemptive and continuing basis.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 20

Contribution ID: 7928
Member ID:
Date Submitted: Jun 14, 2026, 10:15 PM

Q1 **First Name**

Short Text Catherine

Q2 **Last Name**

Short Text Neale Ward

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text June 14, 2026
City of Red Deer – Planning Department
My name is Catherine Neale Ward. I was raised in Central Alberta and came to Red Deer when my dad was promoted to management under the Alpha Tower. I graduated from Lindsay Thurber in 1972 and returned in 2006 with my adopted son, seeking specialized medical support and family stability.
I'm writing again in support of Project Nexus– Development Permit Stage.
Council heard a consistent message last time: people who experience homelessness, including those living with brain based disabilities, cannot navigate disconnected systems. Others face barriers tied to substance use, aging, or instability, and continue to fall through gaps our current systems cannot bridge.
A coordinated site like Nexus is not an experiment. This approach is consistent with international Housing First research and with the findings of Red Deer's own two year Homelessness Initiative, which identified scattered services and poor system navigation as key drivers of chronic homelessness and recommended a coordinated, single site system with integrated supports as the corrective model. An integrated site meets these varied needs in one place and gives people a real chance to stay housed and safe.
It also reduces pressure on emergency services that are already stretched. A single, integrated site allows people to access housing, health care, and social supports without having to move from place to place.
I urge Council to approve the Development Permit and allow this project to move forward. The need is real, the evidence is clear, and the cost of doing nothing is already visible in our city.
Nexus gives Red Deer a chance to move toward solutions that work. Thank you for your consideration.
Sincerely,
Catherine Neale Ward

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 21

Contribution ID: 7926
Member ID:
Date Submitted: Jun 14, 2026, 09:26 PM

Q1 **First Name**

Short Text Linda

Q2 **Last Name**

Short Text Cassidy

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text Dear Council;
The outline of modifications to the Nexus Permanent Shelter to house 200 people seem to thorough and well thought out.After dozens of previous proposals being rejected at one level or another, I support this plan whole heartedly.Homeless people in Red Deer have been made to suffer too long.

Regards,

Linda Cassidy

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 22

Contribution ID: 7925
Member ID:
Date Submitted: Jun 14, 2026, 09:26 PM

Q1 **First Name**

Short Text Kathleen

Q2 **Last Name**

Short Text McLaren

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text Thank you for planning a realistic and compassionate response to the homelessness crisis in our community. A one-stop-shop for a variety of needs will be efficient, and will have a ripple effect across the community. My initial concern had to do with transportation, as the proposed site is so far away from other services, but it seems to have been addressed in the thorough permit application document that was shared. Thank you to the Red Deer Homeless Foundation and Project Nexus, as well as the City Council of Red Deer, for your work!

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text No, except to reiterate that this is necessary work! Thank you!

Response No: 23

Contribution ID: 7924
Member ID:
Date Submitted: Jun 14, 2026, 09:18 PM

Q1 **First Name**

Short Text Adriana

Q2 **Last Name**

Short Text Wyntjes

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text
I attended the meeting about rezoning the area to allow a shelter on the Old Peavey warehouse site. The fact that it was unanimously agreed to speak to the fact the decision was made in advance to the hearing.
Legimate concerns were raised and obviously dismissed.
I have a valid voice as I have paid property taxes to the city of Red Deer for over 35 years. This year for the first time I would prefer not to support the city.
I use the trail system for biking and go to 3 mile bend .
I have seen what happens next to a wet shelter.
There will be camping, drug and alcohol use around the area. Garbage left all over, broken bottles, needles and human waste. This will destroy a gem used by many. It's not just an off leash dog park.
There are people fishing, paddle boarding, kayaking and family's enjoying the park.
By building the shelter in the area what occurs downtown will occur along the entire river valley as the site acomdates 200 and we have over 800 homeless people.
They will travel the valley between downtown and the proposed site. Making these areas unsafe and damaging the environment.
I worked for Luke's/ Vanalta then it became Transx for 10 years next door to the proposed site. This is a heavy commercial area. Semi trucks cannot stop on a dime, the smell from Olymel and the waste water treatment plant can be very powerful at times. There will be accidents , to the homeless you say you care about because of the commercial traffic. There will be overdoses along the river valley noone will see until the body is discovered.
Obviously you feel they are more important than the residents, voters and taxpayers , let you are proposing your form of a solution with is not a solution.
I am in recovery , yes I would of been homeless or dead if I did not find recovery.
Wet shelters enable the disease not solve it.
Yes people die from addiction, I have attended many funerals of friends in recovery who went back out.
None were homeless, but I have met many who were homeless and found recovery.
They sought recovery as a way to living a life worth living. As long as we are sheltering them , feeding, clothing etc we are enabling them.
A dry shelter helps people, a wet shelter tells and shows them it okay. Keep using or drinking we will help you.
Building a shelter to accommodate 200 people will destroy the area used by thousands of people. 3 Mile Bend and the river valley are things Red Deer are proud of.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 Please provide your comments related to off-site or neighbourhood impacts:

Long Text

I attended the meeting about rezoning the area to allow a shelter on the Old Peavey warehouse site. The fact that it was unanimously agreed to speak to the fact the decision was made in advance to the hearing.
Legimate concerns were raised and obviously dismissed.
I have a valid voice as I have paid property taxes to the city of Red Deer for over 35 years. This year for the first time I would prefer not to support the city.
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There are people fishing, paddle boarding, kayaking and family's enjoying the park.
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They will travel the valley between downtown and the proposed site. Making these areas unsafe and damaging the environment.
I worked for Luke's/ Vanalta then it became Transx for 10 years next door to the proposed site. This is a heavy commercial area. Semi trucks cannot stop on a dime, the smell from Olymel and the waste water treatment plant can be very powerful at times. There will be accidents , to the homeless you say you care about because of the commercial traffic. There will be overdoses along the river valley noone will see until the body is discovered.
Obviously you feel they are more important than the residents, voters and taxpayers , let you are proposing your form of a solution with is not a solution.
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None were homeless, but I have met many who were homeless and found recovery.
They sought recovery as a way to living a life worth living. As long as we are sheltering them , feeding, clothing etc we are enabling them.
A dry shelter helps people, a wet shelter tells and shows them it okay. Keep using or drinking we will help you.
Building a shelter to accommodate 200 people will destroy the area used by thousands of people. 3 Mile Bend and the river valley are things Red Deer are proud of.

Q11 Do you have any other comments to share outside of planning, operations and off-site impacts?

Long Text

Response No: 24

Contribution ID: 7922
Member ID:
Date Submitted: Jun 14, 2026, 06:13 PM

Q1 **First Name**

Short Text Glen

Q2 **Last Name**

Short Text Adkins

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text I think my previous comments have made it to council from what I saw in the latest information but there is one new item for me. Alberta government has passed a Compassionate Intervention Act Bill and plans are proceeding with facilities for this in Edmonton and Calgary.

This is an important step for those that don't want to make that decision as I have figured out in my life trying to help folks. Since this is a new build we should ask the Province about planning for this to be include in the build and staffing now or in the near future. This only for those that are risk to themselves or others which is easily identified by their behavior.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text I was down town the other day and it was full of homeless folks. The city needs to enforce the loitering laws, open drug use, nature calls and trespassed laws along with littering etc.

The reason the shelter is moving is to improve downtown and help businesses but this may not change at all after all is done without a new plan for keeping downtown clear and feeling of safe

Response No: 25

Contribution ID: 7921
Member ID:
Date Submitted: Jun 14, 2026, 05:18 PM

Q1 **First Name**

Short Text Michael

Q2 **Last Name**

Short Text Donlevy

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text I strongly support approval of the Project Nexus Development Permit Application. The project represents an important opportunity to address some of Red Deer's most pressing social challenges through a coordinated, innovative, and compassionate approach.
Having lived in Red Deer for more than 30 years, working in business, post-secondary leadership, and community volunteer roles, I have seen firsthand that homelessness, addiction and mental health challenges are complex, interconnected issues that require solutions beyond traditional approaches.
Project Nexus offers a comprehensive model that integrates temporary shelter, housing, mental health services and addiction treatment in one location. By bringing these supports together, the project can reduce fragmented service delivery, improve coordination among providers and create better outcomes for vulnerable individuals while benefiting the broader community.
The concept is similar to the successful Sheldon Kennedy Centre of Excellence, where multiple organizations collaborate under one roof to deliver integrated services. That model has demonstrated the value of coordinated support systems; Nexus seeks to apply similar principles to homelessness and addiction recovery in Red Deer.
One of the project's greatest strengths is its focus on collaboration. While many organizations work diligently to address these issues, the efforts are often constrained by disconnected services, duplication and competition for limited funding and philanthropic support. A collaborative model allows resources to be used more effectively and increases the likelihood of positive outcomes for clients and the community.
Red Deer Homeless Foundation has demonstrated a strong commitment to community engagement. Consultation has included social service agencies, Indigenous communities, residents and individuals with lived experience, helping ensure the proposal reflects local needs.
Although implementing a collaborative model of this scale will require ongoing leadership and cooperation, the potential benefits are substantial. Project Nexus presents a unique opportunity to create a long-term response to homelessness, addiction and mental health challenges while contributing to a safer, healthier and more resilient community.
I respectfully urge City Council to approve the Development Permit Application and support Project Nexus as an important investment in Red Deer's future - a model for other communities facing similar challenges.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 26

Contribution ID: 7920
Member ID:
Date Submitted: Jun 14, 2026, 03:31 PM

Q1 **First Name**

Short Text Nicole

Q2 **Last Name**

Short Text Yoxall

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text
Dear Council,
I have spent some time reviewing the proposed plan for the Nexus building and would like to offer a few recommendations that I believe would help make the facility a better neighbor to the surrounding businesses, rather than relying solely on the existing chain-link fencing.
While I do not support the homeless shelter being established at this location, I understand that the decision may move forward regardless. If that is the case, I would appreciate having my concerns and recommendations seriously considered as part of the project planning process.
The businesses in the area would like to see sheet metal installed along the entire north-side chain-link fence of the property. This would provide additional security by making it more difficult to cut through the fencing while also creating a visual barrier. As the saying goes, "out of sight, out of mind," and this could help reduce issues before they arise.
I would also like to see, at the expense of the Nexus project, sheet metal installed along the east side of my fence running down Riverside Drive. This would further improve security and help shield adjacent properties from potential disturbances.
In addition, I hope that the video surveillance system planned for the site will be actively monitored. Effective monitoring could help identify and address problems before they occur, rather than simply recording incidents after the fact.
Thank you for your consideration of these recommendations. I respectfully ask that these concerns be taken into account if the project proceeds.
Yours truly,

Q9 **Please provide your comments related to operations:**

Long Text As a shared fence nabor, our biggest concern is being proactive with security

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I do not believe the environmental and community impacts have been adequately assessed. I am particularly concerned that the report was prepared by someone connected to the applicant rather than an independent third party. For a project of this size, residents and business owners deserve an unbiased assessment of the potential impacts.

I believe this development will place significant pressure on local infrastructure, increase traffic, and affect the surrounding environment and neighboring businesses. These impacts should be thoroughly and independently reviewed before any decision is made.
I do not support and shouldn't be held financially responsible.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Change will not happen until we stop enabling

Response No: 27

Contribution ID: 7919
Member ID:
Date Submitted: Jun 14, 2026, 02:51 PM

Q1 **First Name**

Short Text Elizabeth

Q2 **Last Name**

Short Text Wilson

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text
This development permit does not address concerns raised during the rezoning. This is a complex project to be completed in phases and for the most part except for the Hope Mission shelter is conceptual. The location presents significant challenges.
CPTED:
Residents requested a CPTED analysis due to concerns regarding surrounding trails and recreational spaces. Instead, the CPTED scope was limited to the Nexus property. CPTED author makes no mention of "Threshold Capacity" which is an important principle.
A thorough safety review on any project should include the impacts an existing systems has on the project, as well as impacts the project could have on the existing systems. It is also important that all principles are considered and personal support for the project is not relevant to the safety analysis. Thorough CPTED studies on adjacent areas still need to be completed, presumably as City commissioned studies.

CAPACITY
A hard cap on the maximum capacity of 200 bed is a must. This is a very large property and as such there are no natural guard rails preventing increase beyond 200 and there is no statement in the Development Permit that expresses commitment to not expand beyond that. Additional expansion or phases at Nexus should be limited to ancillary or support services and not additional shelter beds. RDHF has good intentions of securing permanent supportive housing but this may prove difficult. It is foreseeable, due to many factors, that homelessness will continue to outpace ability to establish permanent supportive housing or support people into long term recovery. Planning for shelters in other areas of the City or surrounding municipalities should begin now and a firm commitment to not expand beyond 200 beds is requested. There is compelling evidence to support a centralized resource centre but decentralized shelter model. It is consistent with Housing First strategies and it seems to be what many cities are trying to adopt.
DEFINE MINIMUM
The minimum requirements for commencing shelter operation at Nexus needs to be defined. For example, divided sleeping spaces, safety and security measures in adjacent lands, day space, courtyard, staffing and ancillary services. It is during these transition times when safeguards are not in place that the surrounding community bears the most risk. Conversation needs to happen between the shelter Operator and key stakeholders. Agreement on it needs to be transparently communicated.

Q9 Please provide your comments related to operations:

Long Text

GNAC
Good Neighbour Advisory Committee (GNAC) does not include City decision makers. Mayor and City Manager are part of board for arms-length non-profit Red Deer Drive which appears to have significant focus on Capstone. If this GNAC going to be meaningful then it deserves similar level of engagement.
I anticipate that most of the concerns neighbours will have are foreseeable and cannot be addressed by RDHF alone. Many will require decisions, resources or operational changes by the City, Province, emergency service and other public agencies. GNAC and RDHF will not have jurisdiction to solve most of the foreseeable impacts or concerns raised. It will primarily be a monitoring and reporting exercise.
Along with concerns already raised about the unique challenges with Nexus location, all issue associated with homeless shelter that currently occur downtown will predictably occur in areas surrounding Nexus location plus more complex to deal with. Based on lack of response so far regarding our concerns, as residents we risk wasting time engaging in meetings and getting no solutions.
WHERE DO PEOPLE GO WHO DON'T ABIDE
There needs to be a clear operational plan for where clients who get expelled from shelter go. These shelter clients likely have the most complex needs and present the greatest operational challenges for shelter operators. The application should identify how these situations will be managed, including coordination with Provincial services, municipal agencies, and law enforcement where appropriate. This is important for providing support to this shelter client, ensuring a comfortable safe environment for the other shelter clients and preventing negative impacts on the surrounding area.
ENCAMPMENTS
I appreciate that encampments are very challenging from a health, safety and security perspective for both the encampment users and the broader community. I also respect and agree with the intention of RDHF and Hope Mission to deal with the encampments local to their property. This however risks pushing the encampments to the surrounding trail system and adjacent neighbourhoods and businesses. I recently helped clean up an encampment on the escarpment that had over 50 ft of barbed wire wrapped around trees and creating low to the ground hidden tripping and cutting hazards for people and wildlife. The Pines escarpment is a unique area with enhanced fire risk and encampments here need to be more promptly dealt with so that they are strongly discouraged.

Q10 Please provide your comments related to off-site or neighbourhood impacts:

Long Text

FIRESMART
We've recently participated in a FireSmart audit of our property and have been taking steps to reduce our risk of losing our home to a wildfire. None of this will matter, if the City does not take steps to reduce the fire risk on the Pines escarpment. The escarpment is steep, dry and contains 200+ dead trees that are either standing or leaning within about 50m of properties on the escarpment along Parsons Close. There are scorched trees from previous man-made fires. Access to extinguish a fire is difficult and now having personal experience with encampments that are booby trapped with barbed wire further disheartens me.
I am deeply concerned about this and want this to be addressed.
SECLUDED
Downtown and commercial areas benefit from higher levels of activity, visibility, and quicker access to emergency assistance. The surrounding escarpment and trail system are fundamentally different. They are secluded public spaces, part of a wildlife corridor, with limited natural surveillance and difficult or inexistent emergency access. These characteristics create different planning considerations for both public safety and the safety of vulnerable individuals who may experience a medical emergency away from immediate assistance. I do not see how these site-specific challenges have been adequately addressed.
OUTSTANDING ISSUES
Other concerns brought up through the rezoning process do not appear to have not been mitigated or addressed. There appears to be no elaboration on the findings of the recommended traffic studies identified by Mr. Bettenson or those identified by the AHS Health Inspector. I've not seen anything that addresses concerns brought up 3-Mile Bend and River Bend users, Pines residents and Pines trails, nearby businesses. I've also not seen evidence where meaningful change has occurred on this project since original conception.

Q11 Do you have any other comments to share outside of planning, operations and off-site impacts?

Long Text

On often very short timelines many people have engaged providing evidence and meaningful feedback that doesn't feel heard. Just reading what we say is not the same as consultation. You have a duty to ensure DP proceeds only after all requirements are met.
The City should focus on a long-term homeless strategy instead of reacting to a perceived opportunity and leaving it to third parties. Red Deer's homelessness per capita is large and you need to get to the bottom of why and address it.

Response No: 28

Contribution ID: 7918
Member ID:
Date Submitted: Jun 14, 2026, 12:58 PM

Q1 **First Name**

Short Text David

Q2 **Last Name**

Short Text Little

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I remain opposed to the plan to repurpose the former Peavey Mart industrial building for this project. While I fully support efforts to assist vulnerable individuals, there are more effective approaches available. In particular, greater emphasis should be placed on addressing addiction through mandated treatment, convicting criminal activity related to substance abuse, and pathways to recovery.

Red Deer already has many dedicated professionals and organizations working in this space, including Outreach and Street Connect workers, police, fire services, VODP teams, street clinics, psychiatrists, treatment centres, and other support agencies. Rather than creating a large centralized facility, greater success will be achieved by strengthening and supporting these existing services, improving coordination among them, and focusing on accountability, treatment, and recovery-oriented outcomes. In summary, having people do the jobs they are in and expecting measurable positive results.

I have drafted a proposal that is triage based to allow the homeless people to leverage existing agencies and support services through a multidisciplinary approach. It is also a temporary approach to eliminate homelessness and not a permanent approach to perpetuate it. Attaching workers to every one of the homeless people provides a connections that give them the best opportunity of recovery.

My opposition to the Nexus Project is not opposition to helping those experiencing homelessness. Rather, it reflects a genuine concern that this proposal will not achieve the results being promised and that alternative approaches deserve greater consideration before moving forward.

I am willing to review my proposal with the philanthropists that have developed and championed Project Nexus, although it does appear that they are only focused on utilizing the old Peavey Industries building as a homelessness campus. I've been told by and have heard from Darcy Mykytyshyn that there's no Plan B. I suggest they watch and learn from the documentary Seattle is Dying. Campuses do not work and the solution with the most success was mandated treatment through treatment centres, and in the case highlighted in Seattle is Dying, was an old prison

facility converted to drug rehabilitation and treatment.
This should not be about a grand scheme or legacy project to put Red Deer " on the map" , it should be about what works for the population who needs it and needs it now.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text I have a proposal that I have developed and am willing to share it. There's not enough characters allowed in this feedback process to provide the details of it.

Response No: 29

Contribution ID: 7917
Member ID:
Date Submitted: Jun 14, 2026, 11:14 AM

Q1 **First Name**

Short Text Cheryl

Q2 **Last Name**

Short Text Skene

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text The area of this proposed development is in an area that is far from any convenient facilities such as grocery stores etc. This population may have a difficult time getting to other areas in the city due to its location. This population needs medical care and areas that provide the basics.
The area that you are proposing already has much new developments started and population and traffic congestion in that area is a concern. There is the bower woods expansion also in that area.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 30

Contribution ID: 7916
Member ID:
Date Submitted: Jun 14, 2026, 07:29 AM

Q1 **First Name**

Short Text Ana

Q2 **Last Name**

Short Text Rico Martin

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text As the Development Authority, Council should apply the same standards requested of residents by evaluating this application using planning policy and technical evidence rather than the general need for a shelter, and provide planning rationale for its decision. By that measure, the application still does not address key planning issues raised during rezoning:

-Administration's compatibility analysis during rezoning relied primarily on the building's orientation and its interface with adjacent scrap metal operations. It did not demonstrate how MDP 13.4's separation and transition requirements are met across the surrounding heavy industrial area, and the DP still does not do so

-Residents requested CPTED due to concerns regarding surrounding trails and recreational spaces. However, the assessment focuses on on-site security measures and does not address threshold capacity or impacts beyond the property boundary. The submitted report, commissioned by the applicant, includes commentary supporting the project rather than remaining independent and strictly technical. A new, more comprehensive review that objectively addresses surrounding lands impacts should be provided

-Despite being one of the primary concerns raised by residents, no comprehensive wildfire risk assessment has been provided for this City-identified priority wildfire risk area. The application does not assess ignition risks associated with encampments, unauthorized fires, smoking-related ignition sources, or wildfire impacts beyond the property boundary. During the public hearing, the Fire Department stated that emergency vehicles could access the trail system. That conclusion should be supported by a wildfire risk assessment documenting vehicle access points, trail accessibility, response capability, and operational limitations

-The application presents an evolving campus and future expansion. The DP should establish a permanent maximum capacity of 200 shelter beds, with potential future development restricted to those ancillary services approved in the DP. If additional shelter capacity is required, the City and RDHF should commit to identifying other suitable locations, consistent with the planning principle of distributing rather than concentrating shelter capacity, recognizing that different populations often require specialized services delivered in different settings. This will also require urgent coordination with neighboring municipalities that contribute to homelessness in Red Deer

Q9 **Please provide your comments related to operations:**

Long Text The operational information provided focuses almost entirely on Hope Mission's shelter operations. However, this application seeks Development Permit approval for an integrated campus with additional uses that remain

operationally undefined and deferred to a future Site Services Master Plan.

During rezoning, Council relied on the expectation that these operational details would be addressed later. This application still does not do so. As the Development Authority, Council must determine, based on objective planning evidence, whether sufficient operational information has been provided to support approval. Operational commitments used to justify this development should become enforceable DP conditions rather than future intentions

Approval should therefore be conditional upon the applicant providing:

• Defined non-shelter services, including participating organizations, staffing, hours of operation, expected client volumes, infrastructure, security, emergency response, and operational integration

• Governance of the integrated campus, including responsibility for coordinating service providers, maintaining the integrated service model, and identifying the organization ultimately accountable for ensuring the campus operates as approved

• Operational accountability if partner organizations, Provincial funding, or proposed services change over time, including how the approved campus would continue to operate as represented and whether the approved operational model would remain valid

• Financial responsibility for shared campus operations, including utilities, maintenance, waste management, security, and other common infrastructure and operating costs

• Minimum operational requirements before occupancy, ensuring the core services and operational capacity supporting the integrated campus are established before operations begin

The Good Neighbour Framework and Advisory Committee rely on neighbouring residents to attend meetings, report concerns, provide feedback, and help identify future issues. Responsibility for identifying, monitoring, and addressing foreseeable operational impacts should instead rest with the applicant and the City through their own operational systems and enforceable DP requirements established before approval

It is also concerning that the application does not include operational input from the City or agencies with direct expertise in homelessness, addictions, trauma, mental health, or Indigenous leadership

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

The most significant deficiency in the application is the lack of assessment of foreseeable off-site impacts, despite this being one of the primary concerns consistently raised by residents and businesses throughout the process.

The surrounding trail system and natural areas are public lands under the City's jurisdiction and form part of the development context that should be considered through the Development Permit process. Where foreseeable risks may affect those lands, the DP should identify responsibilities for prevention, monitoring, emergency access, and response. These responsibilities should be proactively established before approval rather than addressed after impacts occur.

As encampments and substance use will not be permitted on Project Nexus property, the application should address foreseeable off-site impacts where individuals may instead occupy nearby public spaces with limited visibility and emergency access. The application should identify:

-Monitoring of adjacent trails and recreational areas
-Response timelines, cleanup, and site restoration
-Collection/disposal of discarded needles and drug paraphernalia
-Procedures and emergency response protocols for overdoses and medical emergencies in difficult-to-access encampments and trails
-Coordination between the City, Project Nexus, and other stakeholders

Route 18 is identified as a primary transportation option, yet no assessment is provided regarding impacts along the transit corridor. Given the proposed low-barrier shelter model, the application should demonstrate that transit conduct policies, driver training, emergency response procedures, and passenger safety measures are sufficient to support this use.
If Hope Mission is to complement transit services, the application does not identify vehicle numbers, service capacity, operating schedules, funding, or ability to meet demand.
Alternate transportation referenced in the CPTED assessment is not identified or assessed.

Natural areas, trails, and recreational spaces are legitimate planning considerations due to their importance to community well-being, recreation, environmental stewardship, and tourism. Off-site impacts affecting businesses and public spaces downtown have repeatedly been recognized as planning considerations. The same level of assessment, prevention, and management should therefore apply to the areas surrounding Project Nexus, where impacts are reasonably foreseeable and management is expected to be more complex.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Council's role as Development Authority carries the duty to ensure DP proceeds only after significant planning, operational and off-site impacts have been thoroughly assessed, not simply because the idea of the project model itself is perceived as desirable

City should also begin developing a long-term homelessness strategy that does not rely primarily on individual organizations or address issues one project at a time but instead reflects coordinated long-term planning, and accountability

Response No: 31

Contribution ID: 7915
Member ID:
Date Submitted: Jun 13, 2026, 09:55 PM

Q1 **First Name**

Short Text Lawrie

Q2 **Last Name**

Short Text Knight Steinbach

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Project Nexus is a brilliant, worthy, and long over-due strategy for Red Deer's at-risk citizens.

The site at 7740 - 40 Avenue is the perfect location for the proposed coordinated social care campus. It has both a large existing structure, as well as the land to accommodate future
expansion for additional complementary services.

Those with concerns about vehicular traffic might wish to compare the numbers generated by the proposed care campus to that of the previous occupant. Peavey Mart employees' personal vehicles, along with transport trucks, used the existing road system on a daily basis.

Similarly, those with concerns about the environmental impact of this proposed facility need only be reminded of the impact that the Peavey Mart warehouse and offices inevitably had on the surrounding ecosystems.

I recognize the 'not in my backyard' concerns, but submit that there has never been such a thoughtful, thorough, and doable proposal to address Red Deer's vulnerable population.
I fear that, if Council does not approve the Development Permit for Phase I of Project Nexus in a timely fashion, this opportunity may never come again.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 32

Contribution ID: 7912
Member ID:
Date Submitted: Jun 13, 2026, 09:30 AM

Q1 **First Name**

Short Text Brenda

Q2 **Last Name**

Short Text Garrett

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text I am in favour of the concept of an integrated shelter; HOWEVER, I am deeply disappointed with the DP application for the following reasons:

1. Security: The solutions to encampments, litter, security etc are all focused onsite. To avoid repeating the issues downtown has, there MUST be a regular neighbourhood patrol and litter clean up well beyond the site's perimeter. It can't rely on reacting to neighbour complaints.

2. Risk Mitigation: The main risk with this development is not listed in the risk mitigation strategy. That main risk is: what if the other service providers do not come?

The entire model is based on a campus of services and yet the DP is only for a shelter that merely replicates what has been happening downtown for years. The applicant has no list of which services are essential nor a discussion of how the applicant intends to get these services to leave their existing leases and move to an industrial area that may be far from their other regular clientele.

I would recommend either not granting the DP or granting the DP but holding back the occupancy permit UNTIL the applicant has letters of intention from service providers to operate on the facility site in whole or part. In the meantime, the applicant could set up two or three offices that providers could share free of charge to ensure services are available from the beginning. The applicant has done research on similar shelter campuses and should not need a Site Services Master Plan to know what basic services are important. Other services can be added as needed.

3. CPTED: The CPTED report makes some very important points that the applicant does not address.
4. Fencing: old chain link is unsecure and unwelcoming.

5. Entrance: The entrance is basically a "back door" and is too far from the street, hidden from view, and a refurbished delivery bay.

If this DP is granted, the shelter that results will not be much different from the one downtown: chain link fencing that is cut; litter and encampments in the area – as well as along the walking route to get to the area; clients hanging out downtown near services; and clients sleeping downtown because they cannot get their shopping carts to the shelter, nor can they store them there.

I recognize the drive to help as many people as possible as soon as possible, but to avoid the issues that happened downtown, that drive must be balanced by development considerations that ensure success in the future.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 33

Contribution ID: 7911
Member ID:
Date Submitted: Jun 12, 2026, 04:39 PM

Q1 **First Name**

Short Text Peggy

Q2 **Last Name**

Short Text Birse

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations

Q8 **Please provide your comments related to planning:**

Long Text

Last Sunday, I visited Red Deer Artist and Journalist Lana Michelin's portrait exhibit, Being Human: Portraits of Homelessness, at Calgary's Fish Creek Library. The compelling stories of the 12 unhoused Red Deer citizens, aged 19 to 60+, have a common thread – heart-breaking traumatic lives, often begun in childhood, who have no personal, family, cultural or community supports. In 2025, the Red Deer Point in Time Count of unhoused people was 645. Lana's exhibit changes numbers to people – 645 people who don't have the security of a home to call their own.

After extensive research and planning, the Red Deer Homeless Foundation (RDHF) proposed Project Nexus as an innovative new model, a social care campus, where unhoused people can access the services they need under one roof. As a participant in the two-day February Public Hearings, I was inspired to learn that since then, CEO Darcy Mykytyshyn, the Board and the Renovation Committee of the Red Deer Housing Foundation have reviewed the extensive community input, and, in the Development Permit process, have incorporated suggestions from the community engagement and included plans to mitigate concerns, including the Good Neighbour framework, the Project Nexus Neighbour Advisory Committee and safety and security concerns, including the CPTED (Crime Prevention through Environmental Design) assessment.

The Development Permit application illustrates the extensive planning that has gone into every aspect of the proposed Project Nexus campus, the commitment to partnership and collaboration, and the goal of creating a long-term community asset with much improved outcomes for unhoused people and the community as a whole.

Q9 **Please provide your comments related to operations:**

Long Text

Project Nexus proposes an innovative new model, a social care campus, where, in Phase 1, each person in the Hope Mission shelter will receive the supports they need – from a warm bed, 3 meals/day, secure storage for belongings, and mental health and addiction counselling, clothing support, and assistance accessing income support and housing programs. It is heart-warming to learn that couples can stay together, people can bring their beloved pets to the shelter, and the shelter will be open 24/7 as a continuous stay - people are not forced to leave during the day carrying their belongings to find food and a warm environment, particularly important in winter.

The Red Deer Homeless Foundation Staff, Board and Committees, including the Renovation Committee, cumulatively have hundreds of years of experience in construction, real estate management, education and children's services, large-scale fund-raising and sports event planning, credit union and not-for-profit management, including volunteer management. As Phase 1 is developed, focusing on the Hope Mission emergency shelter with coordinated supports, the Red Deer Homeless Foundation will have overall management, as the long-term governance and operational structures for Project Nexus are finalized. Future phases include a leased-bay approach

to provide space for community agencies for a coordinated system of care. Futures phases, requiring separate development permits, may include primary and urgent medical care, employment assistance, housing navigation, Indigenous-led services, and the provision of food and clothing supplies.

In terms of the emergency shelter, the Hope Mission, the registered charity social agency chosen by the Government of Alberta as the operator of the 200 bed emergency shelter, has close to a century of experience providing services to people experiencing poverty and homelessness. Hope Mission started in 1929 by Rev. Harold and Hillie Edwardson as a soup kitchen at the start of the Great Depression. The Hope Mission now offers services in Red Deer, Edmonton, Calgary, and Wetaskiwin, and family and children's camps at Evansburg, Gwynne and Bragg Creek. The Hope Mission believes "Hope begins with a meal" and provides 3 meals/day at the current temporary emergency shelter in Red Deer, as it plans for the move to the permanent location at the Project Nexus site, 7740 – 40 Avenue, once the development permit is approved and the renovations are completed.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text During the Public Hearings, I was shocked that in the past 6 years, City Council investigated over 120 potential sites for a permanent emergency shelter, and none got the green light to move forward.

I was saddened to learn that Red Deer has over 600 unhoused people, with an additional 10% of our population at risk of homelessness - over 12,000 people.

During the hearings, one woman said, "If Project Nexus had existed when I needed it, it would have cut my recovery from years to months."

Response No: 34

Contribution ID: 7910
Member ID:
Date Submitted: Jun 12, 2026, 02:48 PM

Q1 **First Name**

Short Text Albert

Q2 **Last Name**

Short Text Roesch

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text We are concerned with the homeless shelter being built so close to our residences. This will lower our property values. We have read there will be a bus service from the new shelter, where is the bus service routes? Back downtown where we all know this is where all the homeless people want to be. From observing other places over the years that we have visited the homeless people tend to migrate to the downtown area, because hospitals, soup kitchens, and entertainment are all there. The proposed location is outside the downtown core and is not situated near the concentration of services that shelter residents often rely upon, including health care facilities, employment opportunities, social services, and community support organizations. We believe that any shelter should be located where the residents can easily access the resources necessary to support their well being and transition towards stable housing. Why do they need a bus service if this new shelter will supply all their needs? There have been numerous letters written with complaints about encampments near the Pines community which is inaccessible for fire trucks. I helped cleaned up some of these encampments and I have seen charred trees and fire pits in the trails just behind our homes, this is very concerning. We are very lucky that a fire has not yet destroyed numerous homes and the forest behind our homes. Firetrucks cannot get into that forest. By building this shelter north of the downtown area the homeless people are going to be stopping and camping in this forest daily. You are waiting for a serious accident to happen. Waiting and encouraging a serious mishap to happen. If you are providing a bus service why does this shelter have to be built near residential areas. Move it out of town or closer to downtown where a bus service is not needed, that is where they want to be. Homeless shelters do not belong anywhere near a residential area.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 35

Contribution ID: 7909
Member ID:
Date Submitted: Jun 12, 2026, 02:30 PM

Q1 **First Name**

Short Text Bo

Q2 **Last Name**

Short Text Masterson

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text Dear Mayor and Members of the Red Deer City Council,

On behalf of Calgary Homeless Foundation, I am writing to express our support for the Red Deer Homeless Foundation's Project Nexus.

Calgary Homeless Foundation guides the fight against homelessness. Working in alignment with governments and collaboratively with service providers and community partners, we help translate complex system needs into coordinated, efficient ground-level action that maximizes the impact of every resource and creates lasting pathways out of homelessness.
We commend RDHF for its leadership in advancing dialogue on a coordinated homelessness response in Red Deer. They have undertaken extensive outreach throughout the design process, including connecting with Calgary Homeless Foundation to learn from other successful models.

We strongly believe that co-creation and collaboration are essential to designing systems that can respond to individuals' unique needs. When someone is facing one of the most difficult moments in their life, they should not have to navigate multiple agencies or repeat their story. Integration means one path, one form, and one outcome: housing with the right supports.

RDHF is building on strong community efforts and aiming to better connect services across the system. Breaking down silos and strengthening coordination can have a life-changing impact for people experiencing homelessness. The proposal recognizes the complexity of homelessness and the need for coordinated access to services that support stability, health, and long-term housing outcomes.

Most importantly, Project Nexus creates a clear path forward offering a safe place to stay, access to wraparound supports, and a stronger, more coordinated community response for those at risk of or experiencing homelessness. RDHF's demonstrated commitment to collaboration and continuous improvement gives us confidence in the project's long-term success.

Project Nexus offers a strong foundation for lasting change. Calgary Homeless Foundation supports this investment that will contribute to homelessness becoming rare, brief, and non-recurring in Red Deer.

Sincerely,

Bo Masterson
Vice President Stakeholder Engagement

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 36

Contribution ID: 7906
Member ID:
Date Submitted: Jun 12, 2026, 12:30 PM

Q1 **First Name**

Short Text Gail

Q2 **Last Name**

Short Text Surkan

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text
Planning:
The planning process for the Shelter has significant challenges because it is:
-only the first phase of a complex development with future onsite development currently undetermined and conceptual only;
-in an unusual and challenging location, surrounded by public recreation facilities and imbedded in an industrial area with wildfire risk and wild life corridor zones, and;
-proposed by an applicant (Red Deer Homeless Foundation) that does not have the capacity or authority to manage potential off-site issues which are key to its success.

As such, it requires some unique undertakings on behalf of both the applicant and the City, itself.

Most critical is the limitation of 200 beds. A limitation on the size of the Shelter reflects best practices addressing homelessness, underscored by confirmation from the operator, Hope Mission, that shelters of a limited size are more manageable. However, given the challenges of siting future homeless shelters and the size of the proposed site, pressure to expand the Shelter is predictable. The Red Deer Homeless Foundation (RDHF) has publicly expressed its intention to expand related services on the site, rather than expand the Shelter itself. However, there is no clear undertaking in writing from either the RDHF or the City not to apply for or approve Shelter expansion in the future.

Approval of the Development Permit should be subject to a written undertaking to honour the 200 bed limit in all future applications for this site.
The City and the Foundation should develop a Shelter strategy which explicitly supports a model based on a network of limited-size shelters, rather than consolidating the homeless population in one oversized shelter. This will require leadership from both the Foundation and the City in planning for future needs. It will also require a collaboration with other Central Alberta communities which are potential sources of the homeless population in Red Deer.
The City needs to be clear how future development on this site will be addressed. Given the complexity of issues inherent with this site, future development should be subject to additional applications, with full public disclosure and opportunities for public comment.

Q9 **Please provide your comments related to operations:**

Long Text
The operational aspects of this application are limited to the proposed Shelter only, leaving significant gaps in information related to future development. This is a large site and future development is based on a conceptual

model only, without detail on activities, operators or physical enhancements. The management of the site will be complex and requires additional scrutiny and approvals.
Future development should be subject to additional development permits, with full public disclosure and opportunity for input. This requirement should be clearly laid out now.

The CPTED report for the site deals exclusively with on-site issues. However, many of the issues associated with a homeless shelter on this site will arise in adjacent or nearby public recreation areas, business locations or transportation routes. Similar studies need to completed to address concerns in those areas. Understandably, Hope Mission and the Foundation are not in the best position to undertake or fund this work on their own. The City should initiate a process to commission a series of CPTED studies of these areas, including adjacent business locations, river escarpment and trails, Discovery Canyon and Three Mile Bend.

Q10 Please provide your comments related to off-site or neighbourhood impacts:

Long Text

This is a major limitation of the current application. Off-site impacts are not addressed, other than through a very general commitment to a Good Neighbour Framework and Advisory Committee for consultation purposes. The included Risk Mitigation Matrix in the appendix identifies some predictable risks, such as “spillover encampments” and “loitering”. However, mitigation strategies are limited to outreach teams and boundary management with limited capacity to deal proactively with systemic issues, such as public safety, crime prevention and fire risk in adjacent and nearby areas, including the river escarpment. Potential risks, such as inappropriate intrusions on nearby private property or public recreation areas, are not noted or addressed and yet are well known issues with the current temporary shelter in the downtown.

The Development Permit application spells out that Hope Mission’s responsibility begins and ends at its fence line. In fairness, Hope Mission and the RDHF do not have the capacity or authority needed to address mitigation strategies in off-site areas. The City does.

Dealing with unintended, but predictable off-site impacts requires a committed partnership between RDHF and the City. It must be a proactive and sustained effort to position this operation for success. It is noted that the City is not represented on the proposed Advisory Committee and yet the mitigation of off-site issues falls clearly in its jurisdiction. This includes the monitoring and protection of public trails and recreation areas, the management of fire risk and encampments on the escarpment and the safety of public transportation, among other things.

Approval of this Development Permit should be subject to a clear commitment on the part of both the City and RDHF/Hope Mission to partner in identifying and addressing off-site impacts on a proactive and ongoing basis. This commitment needs to be embedded in the City’s strategic plans as well as the operational plans and budgets of impacted City departments.

Q11 Do you have any other comments to share outside of planning, operations and off-site impacts?

Long Text

City Council, as the Development Authority, will be tempted to treat this as a land use issue only and not address the many responsibilities which fall to the City by default. This includes the immediate responsibility for foreseeable off-site impacts in nearby public areas and facilities. Longer term, the City must take a proactive leadership position to deal with optimal shelter size, mitigation of offsite impacts, management of rough encampments and collaboration with nearby communities.

Response No: 37

Contribution ID: 7902
Member ID:
Date Submitted: Jun 11, 2026, 09:10 PM

Q1 **First Name**

Short Text Lauralyn

Q2 **Last Name**

Short Text Radford

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text The Nexus project realizes that there must be a balance between fitting into the landscaping of the area without making this feel like a prison institution. I feel that the committee has done a good job balancing this. In its previous life the property handled parking for over 200 employees and there wasn't a traffic study needed then, this will have significantly less traffic for the requested development. In comparing the current site for the shelter and other agencies sites, this site would be significantly pedestrian safer. With the campus style operations, there would be less movement and thereby creating an opportunity for clients. (seniors, families, brink of homeless, addictions recovery) to get services quicker and more efficient. Because neighbouring properties are significantly farther apart than the current site, there is the opportunity to keep area better kept and not infringing on the neighbour's properties.

Q9 **Please provide your comments related to operations:**

Long Text With the concept of having an RCMP satellite office, 24 hour security, trained care professionals, behaviour code of conduct, neighborhood complaint mechanism, being over 1km from residences, this site provides a better alternative for our vulnerable to get services with minimal disruption to most of the community. The campus concept allows for the fast pacing of pivoting in this ever changing space. Best practices will be sought out, professionals will support. The Homeless Foundation will be the master lease holder and be able,to give agencies added support. It will create a micro sustainable community that will help clients return to tha macro community in less time.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Property values will not change as this area has a niche market for their operations. If Nexus does a good job of their Neighbor policy, minimal impact should be realized. Every community is experiencing encampments. I live in the timbers that back onto a tree area and we experience encampments and theft. Hopefully there will be programs to help minimize these external encampments, but no one community neighborhood is immune nor is bearing more than any other community. Until we bring providers together in a space that they can network and build a care continuity program, siloing will continue and red Deer will experience more of what we have now, fragmentation.

Q11 Do you have any other comments to share outside of planning, operations and off-site impacts?

Long Text There has been opportunity for over 10 years for agencies, professionals, individuals to come up with a solution to this ever growing challenge. Let's try something different and maybe we will actually improve the situation. Let's work with this project instead of encouraging siloing, and the negativity towards this project.125 sites have been previously rejected....lets all support the 126th site based on this extremely well built development permit submitted.

Response No: 38

Contribution ID: 7901
Member ID:
Date Submitted: Jun 11, 2026, 08:29 PM

Q1 **First Name**

Short Text NIckolas

Q2 **Last Name**

Short Text Bailey

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text On behalf of River Bend Board:

The (Crime Prevention Though Environmental Design) CPTED study is specific to the Nexus facility and very immediate area. It does not address reasonably foreseeable consequences and concerns in surrounding areas. A thorough safety review considering both on and offsite potential impacts should be completed. For example, some River Bend users park on the southwest side of the river and walk across the pedestrian bridge. We have concerns that due to the proximity of the shelter and the fact that this parking area is in a secluded and unmonitored area that crime and vandalism may be an issue for our patrons.

We are concerned that the shelter capacity will grow beyond the 200 beds initially planned for this site. Threshold capacity is an important CPTED principle that has not been addressed in the CPTED report. We believe any future increase in shelter capacity should trigger a formal review of impacts and mitigation measures for adjacent community assets.

Rather than a "phased" approach outlined by the Red Deer Homeless Foundation (RDHF), we would like RDHF and key stakeholders to define and agree on what the minimum requirements that need to be in place before Hope Mission would begin taking clients at Nexus. We believe key mitigation measures, security protocols, response procedures, stakeholder governance structures and operational supports should be in place and proven prior to occupancy rather than added after operations commence. It's during these transition times, when everything is not in place that issues are most likely to occur. As an example, if there are no places to for users of the Nexus site purchase a bag of chips or a pop at Nexus, the nearest location in summer will be Discovery Canyon concession.

Q9 **Please provide your comments related to operations:**

Long Text On behalf of River Bend Board:

We appreciate the opportunity to be involved in the Good Neighbour Advisory committee but feel it is important that senior City decision makers are present. Ongoing participation by senior City decision-makers, shelter operators, community safety representatives and adjacent stakeholders is necessary to review incidents, trends, complaints and mitigation effectiveness. The RCMP receive guidance from City administration on focus areas so having the RCMP present without senior City decision makers will likely not be as effective and will cause delays in getting potential concerns addressed.

We have concerns about response time for issues that may arise on the Riverbend Site. Initially the Nexus plan which was described to us included an RCMP station but now appears it is just security on site and a working relationship with RCMP. While there may be good reasons for this change it does leave some gaps for us for working with the Hope Mission as neighbours. In reviewing the staffing model for Hope Mission it does not appear they will have social support workers and community outreach 24/7. We need reassurance that response time to deal with issues and deescalate any problems will be sufficient. Clear deescalation procedures and direct communication channels should exist between River Bend staff, shelter operators, security personnel and emergency responders. Our General Manager and family live on the River Bend facility and at night they are very secluded.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

On behalf of River Bend Board:

The Nexus facility will be located about a 7-minute walk to Discovery Canyon where hundreds of families with children play in the summer. We are concerned about risk of hidden discarded needles or other biohazards as well as possible negative interactions with Nexus patrons. We have similar concerns about the golf course, playground, disc golf and trail system. Our patrons will not feel safe encountering people under the influence of drugs and alcohol particularly in secluded areas.

Our letter submitted prior to the rezoning outlines our concerns including ongoing inspection, cleanup and sharps-management programs that may be required to maintain safe recreational environments for families. We have concerns that encampments may be set up by Nexus clients that are using the services but not sleeping there. We believe it will be necessary to have security guards, cleanup support, needle sweeps and very importantly a type of gate at the bridge to prevent people entering River Bend overnight.

Due to an increase in thefts, vandalism and arson occurring at River Bend, security has been increased lately to include lighting and cameras. We represent a valuable City owned asset and we are concerned, that more issues with crime due to our easy pedestrian proximity to the shelter and relatively distant proximity for vehicular emergency response. Protecting this asset and ensuring continued public confidence in its use needs to remain a priority.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 39

Contribution ID: 7898
Member ID:
Date Submitted: Jun 11, 2026, 05:19 PM

Q1 **First Name**

Short Text Vicki

Q2 **Last Name**

Short Text Swainson

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text Although this use is not something that anyone wants in their neighborhood, I think the proposed location is the best solution. There are no near neighbors, and the closest uses are industrial in nature. There is an existing, vacant building which can be put to use, which should be more economical than a new build, as well as can be up and running much quicker. It's important to get this use out of the Downtown so that it can begin to recover and be welcoming to all Red Deer residents. I am definitely in favor of this location.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 40

Contribution ID: 7897
Member ID:
Date Submitted: Jun 11, 2026, 04:59 PM

Q1 **First Name**

Short Text Marlene

Q2 **Last Name**

Short Text vanHaren

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text What are you thinking City Council?? NO, NO AND NO!

I want you to stop enabling the homeless and look for ways to discourage them from choosing to live their live styles on our community.

Do not join the do-gooder band wagon. We do not want this in our City.

Do you understand our city finances (which we taxpayers fund) would be lost with a poor decision to allow this project to proceed. And the Crime and crap of their garbage.

Please stop this and I wish I had more forceful language to relay how angry I am with this proposal. JUST STOP!!

Q9 **Please provide your comments related to operations:**

Long Text Yeah, yeah, yeah. They're going to claim it will be a positive for the City but it will not. History has shown this.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Those poor businesses and residences who you seem to not be considering. Stop this now. Please follow what the citizens of Red Deer want for our community and not what a few "helpers" want. Do not let these loud voices over-ride what we, as citizens, want and expect from our decision makers. Stop this project!

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text JUST STOP THIS NOW. DO NOT PROCEED WITH THIS NONSENSE!

Response No: 41

Contribution ID: 7896
Member ID:
Date Submitted: Jun 11, 2026, 03:47 PM

Q1 **First Name**

Short Text Helen

Q2 **Last Name**

Short Text Craig

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text At this point, I will support anything to remove the emergency shelter out of the downtown. The previous SIS and the current emergency shelter have had an immeasurable detrimental effect on downtown businesses and residents. Prior to location the former SIS and the current emergency shelter downtown, it was inviting and busy. It is no longer either. It will be a long road to regain the trust of businesses to locate in the downtown, but this is the necessary start.

Response No: 42

Contribution ID: 7893
Member ID:
Date Submitted: Jun 11, 2026, 02:24 PM

Q1 **First Name**

Short Text Rob

Q2 **Last Name**

Short Text Lewis

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text On behalf of Youth HQ, I am pleased to provide this letter in support of the Development Permit application for Project Nexus.

Over the past months, we have watched the Red Deer Homeless Foundation undertake significant community engagement, consultation, and planning related to this proposal. We appreciate the Foundation's willingness to engage in difficult conversations, listen to differing perspectives, and continue refining the project in response to community input.

As an organization that works directly with individuals experiencing homelessness, housing instability, and other challenges, we know the importance of creating systems that are coordinated, accessible, and responsive. The challenges facing our community cannot be addressed by any one organization acting alone. Meaningful progress requires collaboration between many partners.

From the Development Permit application, it's clear that considerable thought has been given to both the opportunities and concerns associated with Project Nexus. The submission demonstrates a commitment to balancing community interests with the need to improve services and outcomes for impacted individuals.

We are encouraged by the vision of creating a centralized location where individuals can access a range of supports designed to help them move toward greater stability. As the operator of the Centre for Social Impact in the Professional Building, we can attest to the effectiveness and efficiencies of the hub model. Having multiple services in a single location removes countless barriers experienced by those needing supports and services.

Project Nexus represents an opportunity to strengthen Red Deer's response to homelessness by creating a more coordinated and integrated approach to service delivery. We believe the project will improve access to supports, reduce fragmentation, and create better outcomes for the individuals and families relying on these services.

Like any significant community initiative, Project Nexus will evolve over time. The Foundation's demonstrated commitment to collaboration, transparency, and continuous improvement give us confidence that they will adapt, learn, and work with community partners to the long-term success of the project.

We respectfully encourage City Council to approve the Development Permit application submitted by Project Nexus. It represents a meaningful investment in the well-being of our community and in the individuals who need our support.

Rob Lewis
Youth HQ

Q11 Do you have any other comments to share outside of planning, operations and off-site impacts?

Long Text

Response No: 43

Contribution ID: 7892
Member ID: 253
Date Submitted: Jun 11, 2026, 02:08 PM

Q1 **First Name**

Short Text Laura

Q2 **Last Name**

Short Text Cowell

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text Support for the Proposed Development Permit for Project Nexus Campus, Red Deer
On behalf of Central Alberta Outreach Society (CAOS), I am writing to express support for the proposed Development Permit for Project Nexus Campus at 7740 40 Avenue in Red Deer. CAOS supports the intended land use and the development of a coordinated social care campus that is designed to respond to urgent community needs through an integrated model of shelter, health, recovery, and social support services. Our support is based on the understanding that the property has already been rezoned by the City of Red Deer to Direct Control District DC-36, and that the current Development Permit review is the appropriate process to assess whether the proposed Phase 1 development meets municipal requirements for site design, operations, and community integration.
CAOS recognizes the importance of thoughtful development review and appropriate conditions to ensure compatibility, safety, and positive community outcomes. We believe Project Nexus represents an important opportunity to support a coordinated response to homelessness and related social challenges in Red Deer. A centralized and collaborative model helps reduce those barriers by improving access to supports in a practical, responsive, and person-centred way. It also allows service providers to work more closely together, strengthening communication, reducing duplication, and improving continuity of care for individuals with complex needs and multiple barriers to long-term housing success. This approach is consistent with the Government of Canada's Reaching Home: Canada's Homelessness Strategy, which emphasizes coordinated access to housing and supports and identifies streamlined, community-based service delivery as an important part of preventing and reducing homelessness. For these reasons, I respectfully submit this comment in support of the proposed Development Permit and the associated land use as being consistent with the City's development review framework.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 44

Contribution ID: 7891
Member ID:
Date Submitted: Jun 11, 2026, 12:49 PM

Q1 **First Name**

Short Text Lorna

Q2 **Last Name**

Short Text Milkovich

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text On behalf of the Red Deer Primary Care Network (RDPCN), I am writing to express our support for the Development Permit application for Project Nexus.
1. Red Deer Homeless Foundation's is a Community Convener and Systems Leader
We would like to acknowledge the Red Deer Homeless Foundation (RDHF) for its leadership. One thing that stands out about RDHF is that, like the Calgary Homeless Foundation and Homeward Trust, it goes beyond simply funding. It acts as a community convener and systems leader, bringing together municipalities, health providers, social agencies, and community organizations to create coordinated solutions. It uses best practices in addressing the complex issue of homelessness because no single agency can solve the problem alone.
2. The Project Matters to our City's Most Vulnerable
At RDPCN, we work with individuals experiencing homelessness through our Street Clinic and partnerships across the health and social service sectors. We see firsthand that housing and health are closely connected. People experiencing homelessness face significant barriers to managing chronic illness, mental health concerns, addictions, and accessing consistent primary care. Addressing these challenges requires coordinated services that go beyond emergency responses.
3. This is a strong application
4. Nexus provides an opportunity to create a more coordinated response
5. We have confidence in RDHF
We are confident with RDHF's demonstrated commitment to partnership, transparency, and continuous improvement. The Foundation has shown that it is willing to listen, learn, and adapt as circumstances evolve—qualities that will be essential to the long-term success of Project Nexus.
6. Call to approve
We respectfully encourage City Council to approve the Development Permit application and support this important investment in the future of our community.

Q11 Do you have any other comments to share outside of planning, operations and off-site impacts?

Long Text

Response No: 45

Contribution ID: 7888
Member ID:
Date Submitted: Jun 11, 2026, 09:11 AM

Q1 **First Name**

Short Text Tom

Q2 **Last Name**

Short Text Conroy

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text Dear Members of City Council and Planning Staff,

I am a Red Deer resident and dog owner who regularly visits Three Mile Bend Recreation Area and Off-Leash Dog Park. I write to express my strong opposition to the proposed Development Permit for Phase 1 of Project Nexus at 7740 40 Avenue. While I support compassionate approaches to homelessness, placing a large 200-bed low-barrier emergency shelter directly adjacent to this popular dog park raises serious compatibility and safety concerns.

Three Mile Bend is a treasured community asset, known across Alberta for its natural setting along the Red Deer River, extensive trails, and off-leash area where dogs and owners can safely exercise and socialize. The proposed shelter site sits immediately west of the park, creating a direct interface between a high-density social care facility and this sensitive recreational space.

Dog owners, including families with children, seniors, and solo walkers, use the park daily. A shelter of this scale is likely to increase drug activity into the wooded areas and trails. This heightens risks such as dogs encountering hazardous items such as needles, wildlife disruption, and safety issues for both people and pets. Recent community reports already highlight concerns about encampments and unsafe items in similar areas.

From a planning standpoint, this adjacency conflicts with effective Crime Prevention Through Environmental Design (CPTED) principles. The park relies on natural surveillance, clear sightlines, and a peaceful environment. An industrial-scale shelter next door will undermine these qualities and degrade the park's value as a family-friendly, pet-friendly destination.

I urge Council to thoroughly evaluate the application against site design standards, compatibility requirements, and community impact. Mitigation measures for the dangers to the dog park are essentially impossible. If these cannot fully protect the dog park and its users, the proposal should be denied or substantially revised.

On behalf of all dog owners in Red Deer, I thank you for considering this feedback. I respectfully request that my comments be included in the public record.

Sincerely,

Tom Conroy

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 46

Contribution ID: 7887
Member ID:
Date Submitted: Jun 11, 2026, 01:46 AM

Q1 **First Name**

Short Text Melvin

Q2 **Last Name**

Short Text Spiess



Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text This is a perfect opportunity for low income individuals facing housing security, but every aspect and approach needs to happen so that this plan can come to fruition so educating everyone on housing issues and how things actually work

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Respectfully squash anyone that comes in the way of making this happen

Response No: 47

Contribution ID: 7884
Member ID:
Date Submitted: Jun 10, 2026, 06:38 PM

Q1 **First Name**

Short Text Bjorka

Q2 **Last Name**

Short Text Uzelman

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I do not support this location for Project Nexus. Our neighbourhood is already dealing with significant crime issues, including vehicle break-ins, theft of bikes and e-bikes, children being knock off their bikes and they steal them. Adding a 200-bed emergency shelter so close to residential areas (we are within walking distance in Kentwood area) raises serious concerns about safety and the quality of life for families living nearby.

I absolutely believe people experiencing homelessness need support and services, but I question why a facility of this size needs to be located close a residential area. If transportation is already being provided, why not consider a location outside of the city away from any residential area where the impact on surrounding neighbourhoods would be reduced?

Residents deserve to have their concerns heard and taken seriously before a project of this scale moves forward.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 48

Contribution ID: 7880
Member ID:
Date Submitted: Jun 10, 2026, 03:10 PM

Q1 **First Name**

Short Text Pearl

Q2 **Last Name**

Short Text Franz

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text My biggest concern is the safety of the tenants using this location which has large trucks coming and going everyday. This area is not conducive to a calm and relaxing environment.
Too much large vehicular traffic.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text no

Response No: 49

Contribution ID: 7873
Member ID:
Date Submitted: Jun 10, 2026, 10:54 AM

Q1 **First Name**

Short Text Judy-Ann

Q2 **Last Name**

Short Text Wybenga

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text
10 June 2026
Mayor and Members of City Council
City of Red Deer
Box 5008, Red Deer, AB T4N 3T4
Re: Project Nexus Letter of Support for Development Permit Application
This letter confirms our support for the Development Permit submitted by the Red Deer Homeless Foundation for Project Nexus at 7740 40 Avenue.
We were pleased that the rezoning permit was approved unanimously by City Council on February 27, 2026, after two days of intense public hearings with over seventy presenters. Between then and now there has been significant work done by City Council to work through and address all concerns brought to their attention. Dealing with the problem of homeless in our community remains the key issue and the Nexus Project is a viable local solution.
The Nexus Project is on track to bring to reality the conviction that "when there is a will, there is a way." The social care campus model makes sense for our community. The concept of integrated services and a shelter will bring together programming for our most vulnerable citizens in a setting of true collaboration.
We understand that our letter will be a public document. We provide explicit consent that it be included for Council's consideration.
We fully support the development permit application of the proposed Project Nexus site. The time for "collective advocacy" has arrived. Sempre Avanti – Always Forward.

Regards,
Judy-Ann Wybenga & Johan Steenwyk
[redacted]

Q9 **Please provide your comments related to operations:**

Long Text
Repeat: 10 June 2026
Mayor and Members of City Council
City of Red Deer
Box 5008, Red Deer, AB T4N 3T4
Re: Project Nexus Letter of Support for Development Permit Application
This letter confirms our support for the Development Permit submitted by the Red Deer Homeless Foundation for Project Nexus at 7740 40 Avenue.
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two days of intense public hearings with over seventy presenters. Between then and now there has been significant work done by City Council to work through and address all concerns brought to their attention. Dealing with the problem of homeless in our community remains the key issue and the Nexus Project is a viable local solution.
The Nexus Project is on track to bring to reality the conviction that “when there is a will, there is a way.” The social care campus model makes sense for our community. The concept of integrated services and a shelter will bring together programming for our most vulnerable citizens in a setting of true collaboration.
We understand that our letter will be a public document. We provide explicit consent that it be included for Council’s consideration.
We fully support the development permit application of the proposed Project Nexus site. The time for “collective advocacy” has arrived. Sempre Avanti – Always Forward.

Regards,
Judy-Ann Wybenga & Johan Steenwyk
[redacted]

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Repeat since General:
10 June 2026
Mayor and Members of City Council
City of Red Deer
Box 5008, Red Deer, AB T4N 3T4
Re: Project Nexus Letter of Support for Development Permit Application
This letter confirms our support for the Development Permit submitted by the Red Deer Homeless Foundation for Project Nexus at 7740 40 Avenue.
We were pleased that the rezoning permit was approved unanimously by City Council on February 27, 2026, after two days of intense public hearings with over seventy presenters. Between then and now there has been significant work done by City Council to work through and address all concerns brought to their attention. Dealing with the problem of homeless in our community remains the key issue and the Nexus Project is a viable local solution.
The Nexus Project is on track to bring to reality the conviction that “when there is a will, there is a way.” The social care campus model makes sense for our community. The concept of integrated services and a shelter will bring together programming for our most vulnerable citizens in a setting of true collaboration.
We understand that our letter will be a public document. We provide explicit consent that it be included for Council’s consideration.
We fully support the development permit application of the proposed Project Nexus site. The time for “collective advocacy” has arrived. Sempre Avanti – Always Forward.

Regards,
Judy-Ann Wybenga & Johan Steenwyk
[redacted]

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Thanks for all the work of the Homeless Foundation and to City Council for keeping us all informed of progress.

Response No: 50

Contribution ID: 7869
Member ID:
Date Submitted: Jun 10, 2026, 08:12 AM

Q1 **First Name**

Short Text Safara

Q2 **Last Name**

Short Text Stangier

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I don't think building an emergency shelter in an industrial part of the city is safe for the vulnerable communities that would need those services. I also think making the shelter so far from city center will not fix the negative economic impacts on Red Deer downtown. Putting people "out of sight" and giving them temporary housing does not help them exit homelessness and does not fix any of the issues in the city.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Red Deer is in desperate need of more long term transitionary housing for homeless, not 200 temporary beds.

Response No: 51

Contribution ID: 7868
Member ID:
Date Submitted: Jun 10, 2026, 06:09 AM

Q1 **First Name**

Short Text Murray

Q2 **Last Name**

Short Text Rasmusson

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text I believe the project is well planned in terms of input from Red Deer citizens , the business community , adjacent property owners and clients. The comprehensive level of services envisioned will position Red Deer as a leader in providing services and opportunities for our homeless population.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 52

Contribution ID: 7860
Member ID:
Date Submitted: Jun 09, 2026, 09:10 PM

Q1 **First Name**

Short Text Isaiah

Q2 **Last Name**

Short Text Bouchard

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Moving or adding this facility to the river side industrial area will further impact the businesses around there. There could be more homeless encampment in that area further increasing the security that needs to be made. Overall, this would run some businesses out of the area and further impact Red Deer.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 53

Contribution ID: 7833
Member ID:
Date Submitted: Jun 09, 2026, 01:47 PM

Q1 **First Name**

Short Text Barb

Q2 **Last Name**

Short Text Edgeworth

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I feel that this will affect the use of Three Mile Bend. There are a lot of ladies that visit this park by themselves with their dogs. Some have big dogs while others have small dogs. I am concerned about the ladies (like myself) who visit this park that have small dogs. With the publicity that has been posted about some of the homeless people who are doing drugs downtown Red Deer that have became violet worries me about my safety as well as my small dogs. I as well as my small dogs really enjoy going to Three Mile Bend. But I feel that if the shelter is moved to the designated spot, I think I will not be going to this park any more.

It is going to put not just ladies but everyone who visits this part at risk. Please leave the area around Three Mile Bend as it is. Safe for all citizens who venture to this park with their dogs.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 54

Contribution ID: 7827
Member ID:
Date Submitted: Jun 09, 2026, 01:17 PM

Q1 **First Name**

Short Text Alissa

Q2 **Last Name**

Short Text Hallock

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text As a resident of the area who lives up the hill and frequently uses the 3 mile bend area. There are many concerns the we should have about the impact of this type of facility being so close to the area.
The damage that these people will bring to the area
The type of people that are around are not safe especially being on drugs. There are many elderly and single people that use the 3 mile bend area. The impact of them being there could potentially threaten the safety of them and the animals there. Also the litter and the discarded drug parafinaleia could harm someone.
Living up the hill we have had little to no crime in the area since the old trailer park was removed and I would like to keep our area that way. The type of people that frequent these places are not the type of people that o would want around our area, not to mention the impact on the business around there.
I understand that there is a need for a place like this and I do think it's a good idea but honestly that place isn't the right place for it. Ruining one of Red Deers most beautiful area is not something that I can support. I think that has to be somewhere better than there. I'm sure that counsel could come up with a better place than that.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Find another place that won't impact business and the beautiful places that make red deer special

Response No: 55

Contribution ID: 7824
Member ID:
Date Submitted: Jun 09, 2026, 01:03 PM

Q1 **First Name**

Short Text Nicole

Q2 **Last Name**

Short Text Kinderwater

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text I feel the proposed Nexus building will have an extremely negative impact on the surrounding area, specifically the Three Mile Bend Off-Leash Dog area. I realize this isn't a safe injection site or anything like that. I also realize not all homeless people are drug addicts. But many are. There are already many homeless and/or drug addicted individuals living around the river banks that are sometimes seen in the park area. Starting fires, burning copper, leaving drug paraphernalia in some areas. There have been multiple vehicle break-ins. I feel this will increase significantly if this building is allowed to go through. I know there are many people in the City who do not use this park, so they do not realize the beauty and importance of it. If you were to go down there on any given afternoon and just witness the community, you'd be amazed. All walks of life spend time at the park with their dogs. I'm there daily, as are many, many others. We may not know each other's names, but we "know" each other as a community. Everyone is friendly and say hello to each other. It's an extremely important part of Red Deer's community. There are many women that go there daily alone or with small children (myself included). Many of whom have expressed that they will no longer feel safe if this building is to be approved. It is just too convenient for potentially unsavoury people to access the park. I beg the City to reconsider allowing this to go through. The homeless need a place to go. This is certainly an issue that needs to be dealt with. I sincerely sympathize with that. I just feel it would be better suited far away from a beautiful park that 100s or more of Red Deerians consider one of the most special places in the City. Thank you for your time.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text All of my comments were provided in the Planning section. Thank you.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text No thank you.

Response No: 56

Contribution ID: 7812
Member ID:
Date Submitted: Jun 09, 2026, 12:17 PM

Q1 **First Name**

Short Text Darlene

Q2 **Last Name**

Short Text Edmunds

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text will there be storage for the belongings of those using the shelter, or will their items just be scattered all over, as they seem to be now?

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text No easy bus transportation for the homeless. No convenience stores anywhere nearby for the cigarettes, beverages etc. that they buy a lot of, no food stores at all within walking or biking distance. Do you really believe that the typical homeless person will want to stay so far away from the services they need to access, like social workers, addiction services etc??? All government offices are located downtown, and that is where they will need to go.

Response No: 57

Contribution ID: 7799
Member ID:
Date Submitted: Jun 09, 2026, 11:45 AM

Q1 **First Name**

Short Text Elisha

Q2 **Last Name**

Short Text Hunter

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text I believe this is important for Red Deer's communities both within the residential sector and the homeless communities. Staff should be trained to be understanding of the homeless communities situation, and medical and rehabilitation services are essential. It's important to work with local businesses to incorporate the rehabilitated individuals into the work force, and the shelter should have a residential address that individuals can provide for banking and career. Thank you

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 58

Contribution ID: 7758
Member ID:
Date Submitted: Jun 09, 2026, 06:35 AM

Q1 **First Name**

Short Text Gary

Q2 **Last Name**

Short Text Nelson

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I have no issues with the new site although it would be FAR better off in the empty field between Taylor Drive and RDP.
The issue for some of us in Riverside Meadows is MUSTARD SEED and it's clientele. Will this operation be moving to the Nexus site? It is a magnet for seemingly troubled people and our neighbourhood is suffering because of it.
What's really sad is, originally People's Place had 12 beds and served destitute men. No problems, no issues. Not so much these days.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Better location is between Taylor Drive and RDP

Response No: 59

Contribution ID: 7757
Member ID:
Date Submitted: Jun 08, 2026, 10:14 PM

Q1 **First Name**

Short Text Nigel

Q2 **Last Name**

Short Text Bertrand

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text There is nothing else down there to support this population. They would need to travel a far distance to receive services. How will the safety and cleanliness of the river be protected?

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text The safety of the dog park would be comprised with the large influx of clients. The cleanliness of the park space as well. The issues arising in other areas of the city will now largely affect this space. I think this will lower the desirability of our city. This building should be closer to where this population congregate.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 60

Contribution ID: 7756
Member ID:
Date Submitted: Jun 08, 2026, 12:11 PM

Q1 **First Name**

Short Text Hugh and Lois

Q2 **Last Name**

Short Text McPherson

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text We are writing today to express our support for the Development Permit application submitted by the Red Deer Homeless Foundation for Project Nexus at 7740 40 Ave.

We believe that a collaborative, integrated approach that is recognized as effective by both the unhoused and their support systems is essential. The Project Nexus concept could provide that model of support. We further believe the Red Deer Homeless Foundation is an excellent vehicle to bring about meaningful change in this critical social, economic and human issue within our city. We recognize that there is still significant work to be done to provide this effective model of support. A non-fragmented, systemic and integrated approach to dealing with homelessness is important.

However, a critical starting point is to provide a permanent multifaceted facility to provide the range of services necessary for successful outcomes for all in this complicated challenge. The Nexus Project and the development application do provide the potential for this model.

Rezoning and providing the approval for development of this parcel of land will actuate the process to provide for current needs and for future efforts in this significant social initiative.
Now that the city has provided the appropriate zoning at 7740 40 Ave to accommodate the potential for programs to help address this important social issue, we fully support approval of the development permit application as delineated by the Red Deer Homeless Foundation. Let's get this project moving forward.

Further, we would encourage the city to continue to make available the resources necessary to promote and encourage the development of a meaningful approach to assist with the homeless issue in our city and collaborate with other levels of government to do the same.

Hugh and Lois McPherson Red Deer

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 Do you have any other comments to share outside of planning, operations and off-site impacts?

Long Text

If this project is to be successful, the city of Red Deer and the resources within the jurisdiction of the city must be encouraged to actively collaborate and champion the efforts for this model of service delivery for our vulnerable community. Hopefully, relevant stakeholders and key social service and government agencies will also provide their active support to the project.

Response No: 61

Contribution ID: 7755
Member ID:
Date Submitted: Jun 08, 2026, 11:46 AM

Q1 **First Name**

Short Text Barbara

Q2 **Last Name**

Short Text Noel

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning
Operations

Q8 **Please provide your comments related to planning:**

Long Text It seems to me that Project Nexus has taken into consideration all aspects of this project and has come up with solutions, The Project is extremely valuable, in my opinions, in helping to solve the homeless problem in Red Deer. There has been an incredible amount of thought and planning for every aspect of the needs of the homeless. To have all these services in one location is brilliant.
I hope this project is given approval by Council.

Sincerely,
Barbara Noel

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 62

Contribution ID: 7754
Member ID:
Date Submitted: Jun 08, 2026, 11:11 AM

Q1 **First Name**

Short Text Aleesha

Q2 **Last Name**

Short Text Neal

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text There are folks in our community that experience homelessness and poverty. I, myself, grew up very low income and often on the brink of homelessness. My mother had to figure out where and how to access supports, and I know it took a lot of mental capacity, something a single mother already has very little of.
I support Red Deer in bringing services together for folks who are struggling just to survive. I support their right to get what they need to thrive. If I ever found myself in that situation, I'd like to hope my community would take care of me until I could get back on my feet.
I support Project Nexus in the hope that providing folks one place where they can access most everything they need in a really vulnerable time in their lives will give them a far greater chance of success in moving their lives forward. It is not without its challenges, but bringing support together under one roof provides greater collaboration efforts.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 63

Contribution ID: 7753
Member ID:
Date Submitted: Jun 08, 2026, 10:51 AM

Q1 **First Name**

Short Text Lynanne

Q2 **Last Name**

Short Text Good

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text There are many platforms that need to be addressed going forward on this project.
Safety is very important for both The Homeless Shelter and the surrounding area's.
I believe the choice where the shelter will be is perfect for Red Deer.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Our homeless population deserves to have "quality of life" and I believe that Red Deer has we need for this to become a reality.

Response No: 64

Contribution ID: 7752
Member ID:
Date Submitted: Jun 08, 2026, 10:22 AM

Q1 **First Name**

Short Text Chris

Q2 **Last Name**

Short Text Wallace

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text This is a terrible idea! These people need to be out of town. I live in [redacted] and the crime there is already really bad because of these people. Is the city going to pay us back when our vehicle windows get smashed and our homes and yards vandalized? Keep them far away from my house!

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 65

Contribution ID: 7751
Member ID:
Date Submitted: Jun 08, 2026, 09:04 AM

Q1 **First Name**

Short Text Lindsey

Q2 **Last Name**

Short Text Loring

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

I am writing as a local business owner and long-time Red Deer resident to express my full support for the Project Nexus Development Permit application at 7740 40 Avenue.

I visit our local shelters regularly, with food and with my children, because these people are members of our community. What I witness is a population that is fragmented and underserved. The current system scatters vulnerable people and the services meant to help them across the city. This is not only inefficient; it is a barrier to recovery.

Project Nexus fixes that. Co-locating shelter, health care, mental health supports, housing navigation, and employment programming onto one coordinated site creates the conditions for real, lasting impact. The CPTED assessment, 24/7 staffing, the Neighbour Advisory Committee, and Hope Mission's trauma-informed model all demonstrate a project built with genuine accountability to this community.

What often goes unspoken is the role that community itself plays in whether homelessness becomes a permanent part of someone's life. For people living on the cusp, the presence or absence of genuine human connection and belonging can be the deciding factor. A campus like this does not just provide beds and services; it creates an environment where people can find their footing alongside others who understand their experience. That sense of community is not a bonus. It is often the thing that makes the difference.

As a business owner, I know that sustainable results come from bringing the right people, resources, and systems into one place. That is exactly what Project Nexus does for our most vulnerable neighbours. A community within a community, where people have what they need to rebuild.

I urge Council to approve this permit. This project reflects the kind of city Red Deer is capable of being, one that sees every person as part of this community and builds accordingly.

Respectfully submitted,
Lindsey Loring
Local Business Owner, Red Deer, Alberta

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Same as above

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Same as above

Response No: 66

Contribution ID: 7750
Member ID:
Date Submitted: Jun 08, 2026, 08:30 AM

Q1 **First Name**

Short Text Lindsey

Q2 **Last Name**

Short Text Okeefe

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text What will happen to all the land near the proposed new shelter area, specifically the off leash dog park. Who is going to be responsible for cleaning the mess that will come from the homeless and drug addicted population using the shelter? Who will be responsible for costs related to dog and/or human related injuries from dirty drug related needles/garbage? Who will take responsibility if a dog and/or child finds and ingests drugs and has an overdose? What is going to be done to actually fix the problem and not just move and try to hide the drug addicted, messy homeless people. Why should the people and animals that use the off leash dog park have to suffer because of a population that pays no taxes and does nothing but put a strain on our community? Red Deer has gone down hill so much. The drug and homeless problems are driving young families to move away from what was once a beautiful city.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Fix the problem. Don't try to hide it

Response No: 67

Contribution ID: 7749
Member ID:
Date Submitted: Jun 08, 2026, 08:28 AM

Q1 **First Name**

Short Text Scott

Q2 **Last Name**

Short Text Robinson

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text
Dear Council Members;
I am writing in support of the Project Nexus Development Permit submitted to the City on May 5th, 2026 in response to proposed upgrades and changes required to be made to the 7740 40 Ave site.
I have reviewed the Development Permit Application and found it to be very comprehensive, thoughtful and rigorous in terms of ensuring that every detail is considered to make the site safe and viable for the clients who will use the facility but also those businesses and people who are in the vicinity of the proposed site.
Project Nexus is a comprehensive coordinated system care facility for those who are less fortunate and in need of shelter. This project and the site chosen is exactly what the City has needed and has been working to achieve for more than 7 years. I encourage the City Council to accept the Nexus Development Permit application for the site of 7740-40 Ave.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 68

Contribution ID: 7748
Member ID:
Date Submitted: Jun 08, 2026, 08:04 AM

Q1 **First Name**

Short Text Deardra

Q2 **Last Name**

Short Text Orchard

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text I totally support project Nexus. This plan helps establish support and dignity to the homeless population in a manner they can easily access. Please approve. Thank you

Response No: 69

Contribution ID: 7747
Member ID:
Date Submitted: Jun 08, 2026, 07:59 AM

Q1 **First Name**

Short Text Tyler

Q2 **Last Name**

Short Text Allan

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Crime is going to skyrocket in our area. Our kids will no longer be safe. Our property value is going to go way down. This should be located elsewhere... away from residential and valuable businesses. The fentanyl zombies will be flooding our streets, and the city is willing to put our children and possessions in an unsafe position. Shame on you.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 70

Contribution ID: 7746
Member ID:
Date Submitted: Jun 08, 2026, 12:21 AM

Q1 **First Name**

Short Text Armin

Q2 **Last Name**

Short Text Neuhofer

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text I do not imagine many homeless people have vehicles or likewise, that would cause issues on that front. I think that if they are provided for sufficiently to motivate them to stay in the area, this may be a good thing. I am however concerned for businesses in the area suffering repressions of simply bored unemployed persons.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text My concerns for the proposed relocation primarily focus around the effect on the surrounding wooded areas (some of the largest and nicest in red deer), as well as the pines neighborhood. I worry that this relocation will just relocate much unlawful and/or destructive behaviour to both buildings and natural spaces to a new location, while not necessarily making any significant difference towards lowering the rate of crime. I only recently obtained this property I am in now and both frequency and type of miscreant-behaviour were notably considered in my decision of where to move in red deer. Unfortunately I do not have a better proposition for a location but I am not pleased with the proposed.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text No. Thank you for your time taken to read these short responses.

Response No: 71

Contribution ID: 7745
Member ID:
Date Submitted: Jun 07, 2026, 10:54 AM

Q1 **First Name**

Short Text Victoria

Q2 **Last Name**

Short Text Roth

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I do NOT think we should be rolling out the “red carpet” by allowing this new facility to be built in our city. The funds would be better off being directed towards mental health and crime reduction. This new facility will attract more homeless people moving from bigger cities to Red Deer, as we are basically catering to their population and enabling the lifestyle. Direct these funds instead to more policing of petty city crime (which is absolutely out of control in Red Deer), mental health facilities to help those that WANT to be helped and then the rest of the funds should be directed to cleaning up homeless encampments, building detox centres and/or jail facilities. This city is currently an embarrassing mess and much of it has to do with the homeless population having free reign over the city. It must stop.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text I feel sorry for the residents of the Pines suburb. I imagine that NOBODY wants this facility anywhere near their residence or commercial space.

Response No: 72

Contribution ID: 7744
Member ID:
Date Submitted: Jun 07, 2026, 09:13 AM

Q1 **First Name**

Short Text Ron

Q2 **Last Name**

Short Text Baugh

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text While the location for the site may not be ideal I have to agree that having all the related support services in one place has been needed for a long time. My one concern would be for the residents of the facility being disturbed at night by the sounds coming from the local industries in the area. Having said that, I am sure the clients using the site would probably have previously had to make due with much more challenging environments.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I know that there are some residents of the Pines that have voiced concerns about the concentration of the site's clients causing problems in their area. Personally I do not think that there is much to be concerned about since the clientele would probably prefer to spend most of their time around the site itself rather than wondering about the pines.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text We have needed a place were the whole spectrum of services that these people deserve are located in one central location, rather than having people having to roam all around the City to access the services that they need. Kudos to Hope Mission for standing up to this challenge and I plan to support their initiative as much as I am able.

Response No: 73

Contribution ID: 7743
Member ID:
Date Submitted: Jun 07, 2026, 02:56 AM

Q1 **First Name**

Short Text noah

Q2 **Last Name**

Short Text joncas

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text better bus service and crosswalks would be needed.

Q9 **Please provide your comments related to operations:**

Long Text regular security and rcmp patrols of the surrounding area is needed.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text in terms of location vs proximity to neighborhoods, this is as good as it will get. the problem is that no one wants this in their neighborhood, but we cant not have it. so the next best thing is to put it in an industrial park instead of a neigborhood. lots of businesses there already have fencing and security. its probably the best spot we have and we should take it.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text we need a shelter, we need supports for the homeless. i interact with them daily and they have nothing. I cant imagine how horrible it would be to be homeless.

Response No: 74

Contribution ID: 7741
Member ID:
Date Submitted: Jun 06, 2026, 05:39 PM

Q1 **First Name**

Short Text Surida

Q2 **Last Name**

Short Text Bee

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text
No to this!
I strongly oppose the proposed shelter component of the Nexus Centre.

My concern is not with helping vulnerable individuals, but with the location and the potential impact on surrounding neighborhoods, families, businesses, and public spaces. Communities across Alberta have seen increases in public drug use, crime, disorder, and safety concerns when supports are not adequately planned, funded, and managed.

Residents deserve clear answers about how security will be handled, what measures will be in place to prevent drug activity on and around the site, how public safety concerns will be addressed, and who will be accountable if problems arise. Too often, local communities are asked to accept significant changes without meaningful consultation or concrete plans to mitigate risks.

Red Deer should continue supporting those experiencing homelessness, addiction, and mental health challenges, but those supports must be located and operated in a way that protects the safety, quality of life, and interests of the broader community.

Until these concerns are fully addressed, I cannot support this proposal.

Q9 **Please provide your comments related to operations:**

Long Text
No to this!
I strongly oppose the proposed shelter component of the Nexus Centre.

My concern is not with helping vulnerable individuals, but with the location and the potential impact on surrounding neighborhoods, families, businesses, and public spaces. Communities across Alberta have seen increases in public drug use, crime, disorder, and safety concerns when supports are not adequately planned, funded, and managed.

Residents deserve clear answers about how security will be handled, what measures will be in place to prevent drug activity on and around the site, how public safety concerns will be addressed, and who will be accountable if problems arise. Too often, local communities are asked to accept significant changes without meaningful consultation or concrete plans to mitigate risks.

Red Deer should continue supporting those experiencing homelessness, addiction, and mental health challenges,

but those supports must be located and operated in a way that protects the safety, quality of life, and interests of the broader community.

Until these concerns are fully addressed, I cannot support this proposal.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

No no no no to this
I strongly oppose the proposed shelter component of the Nexus Centre.

My concern is not with helping vulnerable individuals, but with the location and the potential impact on surrounding neighborhoods, families, businesses, and public spaces. Communities across Alberta have seen increases in public drug use, crime, disorder, and safety concerns when supports are not adequately planned, funded, and managed.

Residents deserve clear answers about how security will be handled, what measures will be in place to prevent drug activity on and around the site, how public safety concerns will be addressed, and who will be accountable if problems arise. Too often, local communities are asked to accept significant changes without meaningful consultation or concrete plans to mitigate risks.

Red Deer should continue supporting those experiencing homelessness, addiction, and mental health challenges, but those supports must be located and operated in a way that protects the safety, quality of life, and interests of the broader community.

Until these concerns are fully addressed, I cannot support this proposal.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

No to this!

Response No: 75

Contribution ID: 7740
Member ID:
Date Submitted: Jun 06, 2026, 04:24 PM

Q1 **First Name**

Short Text Victor

Q2 **Last Name**

Short Text Maris

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text This project will help Red Deer become a leader in solving the homeless problem. Having a facility that provides shelter, food and a cubicle to store personal items, and more importantly, an address.

Q9 **Please provide your comments related to operations:**

Long Text The facility must still provide for those that are addicted. to shut them out defeats some of the purpose of solving the problem.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Relative to my last comment regarding those that are addicted, yes they need help, and shutting out will only create more of the problem that already exists.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text A special thank you to all the people of Red Deer that are working to make this happen.

Response No: 76

Contribution ID: 7739
Member ID:
Date Submitted: Jun 06, 2026, 10:24 AM

Q1 **First Name**

Short Text Marion

Q2 **Last Name**

Short Text Hagerty

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Re: Project Nexus
As a resident of Red Deer and a Red Deer Tax Payer I have very deep concerns that a project of this size could attract additional unhomed individuals from outside the community and increase the challenges already facing The City of Red Deer.
Here are some of my concerns:
-We already have heard claims that individuals experiencing homelessness from other centers are being transported to Red Deer.
-This in turn will raise our taxes more.
-This site will lower our property value,
- Increase the risk of more encampment fires, which in turn poses a fire risk to surrounding communities and businesses.
- North Red Deer already is perceived as a "lower standard community" so just throw more problems that way and there won't be as much push back. Is this any way to govern a city?
-Ambulances and staff (fire medics) are already stretched to their limit providing life saving measures at this site and an increase will make more problems where the resources could be directed elsewhere.
Thanks for the opportunity to voice concerns.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Not at this time

Response No: 77

Contribution ID: 7738
Member ID:
Date Submitted: Jun 06, 2026, 09:05 AM

Q1 **First Name**

Short Text esme

Q2 **Last Name**

Short Text TYSON

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text It is with complete discouragement i even attempt to address my thoughts. I recognize this is going to happen. No one has listened to the Pines and I assume the surrounding businesses. This site will provide Red Deer with a solution that least impacts anywhere else. Any other sites would have affected more than one neighbourhood. I guess what i would ask is more policing and fire protection to be added to our neighbourhood. That we have the right to ask for effective removal of people camping in the woods. I already don't walk or bike through the trails in this area anymore. The other night my neighbour and i heard a woman swearing and threatening in the woods behind our homes. i phoned the police and after some convincing they, came. we did not realize that she was theatening us, and they moved her on Within 10 minutes of being moved on she started a fire on a path.

any of the safety measures listed have to do with the faciltiy. there is nothing to do with the surrounding areas. I would like there to be supports for homeless, I would. However, I also would like effective supports for the neighbours that will pay the price here. I recognize that the police cannot force people to go to a shelter etc. However, i think if this goes through there needs to be an enforced area for a few miles around that cannot have camps etc. in them and the police have immediate rights to remove people. I would like to live out my life without being terrified to walk in my neighbourhood and fear fire and thief.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Just, Please also look at ways to support those people and the woods and nature that surround this site. Not just how to protect the facility.

Response No: 78

Contribution ID: 7737
Member ID:
Date Submitted: Jun 05, 2026, 01:54 PM

Q1 **First Name**

Short Text Bonnie

Q2 **Last Name**

Short Text Maier

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text As a resident of Kentwood East and a Business owner of Riverside Industrial, I DO NOT agree with this development. If this site is for DRY homeless, then I guess this could be okay, but definitely NOT for Wet. There is a huge drug problem downtown Red Deer and homeless. The current site by Safe Harbour is a "craphole". Why do you want to just make another site exactly the same? If this gets moved to Riverside Drive, there will be used needles everywhere along Riverside Drive, and 3 Mile Bend. This dog park is very important to the dog owners of Red Deer along with the wildlife that is living down there. The residents of Kentwood and The Pines are NOT happy with this proposal. Us Business owners of Riverside Industrial and Lions Campground are concerned as well, as we know that this is the closest way for the people to get to the downtown corridor, and the garbage and needles will be left everywhere. Just look at the Safe Harbour site now. It is a disgrace, and there is no regard for keeping things cleaned up. The very north end of Red Deer has a facility now for substance abuse, why can't this new site you are thinking about be away from any other buildings? We pay the taxes in this city, not the homeless and addicts. It just seems like the North End of Red Deer gets all the crap and the south end is left for everyone else.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Just start making Red Deer a safer city to live in, instead of spending money on things that don't matter. eg: all the money on the train bridge being moved. What a waste. How about fixing all the pot holes in the roads. How about trying to get more businesses moving to the North end. Parkland Mall is a joke. How about expanding affordable residential areas to the North End.

Response No: 79

Contribution ID: 7736
Member ID:
Date Submitted: Jun 05, 2026, 01:19 PM

Q1 **First Name**

Short Text Marla May

Q2 **Last Name**

Short Text Merkley

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text The comment period is June 1 to 15, but the notice didn't reach most of us until the 4th to the 6th. That leaves just over a week to read an 8-megabyte application and respond before it goes to Council. 9 days to analyze 800 megabytes of jargon is not cool. I digress ...
From what I have read , understand that mitigation measures limit the amount of control the city has on Project Nexus almost exclusively. The city NEEDS to ensure service accountability when providing for our city's most vulnerable.

Q9 **Please provide your comments related to operations:**

Long Text If Nexus is for the betterment of Red Deers citizens, Council better not give away it's authority in protecting this population. Enforceable mitigation measures protecting the City's interests must be included from the city , and attached as such as conditions to the development permit.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I am unsure what land use class the permit will be issued for. I wonder if hope mission needs to provide there own seperate permit as well, and safe harbour ect? If so please make these permanent details public prior to approval.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text I have many comments. The survey required my name, contact information and address so I am findable should genuine conversation be sought.
Marla Merkley

Response No: 80

Contribution ID: 7735
Member ID:
Date Submitted: Jun 05, 2026, 12:48 PM

Q1 **First Name**

Short Text Kevin

Q2 **Last Name**

Short Text Shepherd

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text Staffing levels of the current site are very low. There's only staffing for the basic needs of food, non permanent shelter or counselling. How will this staffing issue be addressed in the future? Not just promises but in reality. Social conduct of present site users is that anything goes. There is theft and vandalism daily. People are doing drugs on the lawns of business properties and into the parks and paths for 2 kms surrounding the main buildings. If the problem can't be fixed downtown it's not going to be addressed in a new location. What will happen is that we will have now created two epicenters with users at both.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text As a resident of north Red Deer for the last 32 years I have seen that the north side of the city usually gets less palatable planning and projects that make it to fruition. As a Kentwood resident we have been proud of the little wins when a new business pops up in north Red Deer. Working downtown every day is a reality and with that reality I see what will happen in north Red Deer if this project proceeds in the new location. The neighborhood's of Kentwood and Pines will see more camping in the forests with more fires, more drug use outside of businesses, churches and homes. Theft and garbage left anywhere. Businesses struggling on the north end will see more expenses due to theft and defacing of property like what happens downtown. Graffiti has little budget so business owners are left footing the bill. Property values will fall in north Red Deer due to this quiet gentrification. North Red Deer is a great place. It's low key, slower paced and chill. Young families can afford to live here but have also felt safe having their kids out playing without finding needles in the parks or people passed out in the playground. The answer is keeping the present property and buying the two large pieces of land that are directly beside the present property which are both for sale. The social services and supports that users presently need are all downtown and in Riverside. Expand the location downtown and put all of those great ideas to work there regarding planning, management, staffing, counselling, site area cleanup and maintenance. Don't recreate the wheel, fix the wheel that's broken on the vehicle that already exists downtown!

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text I think I've said what needs to be said not through a rose coloured lens but through the reality of what I see happening every day

Response No: 81

Contribution ID: 7734
Member ID:
Date Submitted: Jun 05, 2026, 11:23 AM

Q1 **First Name**

Short Text Barbara

Q2 **Last Name**

Short Text Clarke

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts
Planning

Q8 **Please provide your comments related to planning:**

Long Text RE: Nexus Permanent Shelter

Dear Committee Members:

I'm quite confident that you have carefully considered the location of the new homeless shelter for Red Deer. Homelessness is a tragic problem. I believe that we all should have compassion and concern, and take helpful action toward meeting the needs of individuals belonging to this vulnerable sector of our society. I do have compassion and concern, taking action such as buying meals for people in need.

So where do we start? A clean and supportive facility sounds good.

Here are my concerns about the location chosen at 7740 40 Avenue in Red Deer:

1) The close proximity to Three Mile Bend dog park. In our recent walks there I have already noticed evidence of people camping. This is a problem of human excrement, garbage and general forest destruction. I'm concerned that the proposed homeless shelter being located so close to Three Mile Bend will cause the escalation of homeless encampments spoiling this wonderful dog park. I'm also concerned about drug paraphernalia being discarded in the woods that will pose a risk to dogs running off leash. It would be so sad if users began to feel that this park is unsafe.

2) The proposed facility is pretty far from other amenities that users may want to use, such as grocery stores, doctors' offices, banking, licensing offices, restaurants and coffee shops, and more. With the remoteness of this facility, will regular public transit been set up to service this facility?

3) The proposed facility looks like it will be really great! Will it attract people from outside the Red Deer area – perhaps even other municipalities will bus their homeless people here? This could create an even greater homeless problem in the city of Red Deer!

The solutions are difficult to find. It will require thoughtfulness and wisdom on your part.

I just want you to understand and take note of my serious concerns as you consider the options.

Thank you,

Barbara Clarke

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text RE: Nexus Permanent Shelter

Dear Committee Members:

I'm quite confident that you have carefully considered the location of the new homeless shelter for Red Deer. Homelessness is a tragic problem. I believe that we all should have compassion and concern, and take helpful action toward meeting the needs of individuals belonging to this vulnerable sector of our society. I do have compassion and concern, taking action such as buying meals for people in need.

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2) The proposed facility is pretty far from other amenities that users may want to use, such as grocery stores, doctors' offices, banking, licensing offices, restaurants and coffee shops, and more. With the remoteness of this facility, will regular public transit been set up to service this facility?

3) The proposed facility looks like it will be really great! Will it attract people from outside the Red Deer area – perhaps even other municipalities will bus their homeless people here? This could create an even greater homeless problem in the city of Red Deer!

The solutions are difficult to find. It will require thoughtfulness and wisdom on your part.

I just want you to understand and take note of my serious concerns as you consider the options.

Thank you,

Barbara Clarke

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 82

Contribution ID: 7733
Member ID:
Date Submitted: Jun 05, 2026, 11:18 AM

Q1 **First Name**

Short Text Laurie

Q2 **Last Name**

Short Text Lesyk

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Our family is completely against this location. Although our family lives in Sylvan, my husband owns a large business in the immediate area of this new "center". This business not only keeps our family of 4 alive but also employs almost 30 staff!! We are very concerned about the area and things like break-ins, general crime, unsafe environment (drug paraphernalia in the area), vehicle thefts and breakins etc. To say this "centre" wont increase crime in the area would be a lie given the very nature of the people using the facility (along with their questionable "friends"). This should absolutely be in a neighborhood where there are no businesses or homes that can suffer or be stolen from. Maybe putting this on the outskirts of town where its also harder for degenerates to frequent would at least not impact innocent people nearby.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Why does an addicts addiction matter more than an honest family making a living? Why does drug related crime called "a shame" instead of a crime? Why are drug addicts that take a toll on our poor hospital, increase property crime rates, increase violence, increase spread of disease, increase costs for the sheer amount of ambulance calls for repetitive ODer's and bring down the property values of everything around them seem to have MORE say, MORE money and MORE rights than normal society?

Response No: 83

Contribution ID: 7732
Member ID:
Date Submitted: Jun 05, 2026, 11:12 AM

Q1 **First Name**

Short Text Melaney

Q2 **Last Name**

Short Text Brownlee

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Operations

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text I support this facility. More needs to be done to help the un-housed population in Red Deer.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Please continue to provide community services for the people of Red Deer. As a society, when one suffers, we all suffer.

Response No: 84

Contribution ID: 7731
Member ID:
Date Submitted: Jun 05, 2026, 11:04 AM

Q1 **First Name**

Short Text Darcy

Q2 **Last Name**

Short Text Notland

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text Hats off to the Red Deer Homeless Foundation for spearheading Project Nexus. It represents a significant step forward in addressing some of our community's most complex challenges.

Are all of the details finalized at this stage? Certainly not. However, an incredible amount of thought, consultation, planning, and investment has already gone into developing this initiative. As a resident of Red Deer since 1996, I am genuinely impressed by the vision and innovation behind Project Nexus.

There is undoubtedly still work to be done, as is the case with any project of this scale. That said, after reviewing the development permit application and attending one of the public open houses, it is evident that the team behind Project Nexus possesses the expertise, commitment, and leadership necessary to make it a flagship program—one that communities across Canada may look to as a model for the future.

I am fully supportive of Project Nexus and proud to stand behind this important effort.

Q9 **Please provide your comments related to operations:**

Long Text Hats off to the Red Deer Homeless Foundation for spearheading Project Nexus. It represents a significant step forward in addressing some of our community's most complex challenges.

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I am fully supportive of Project Nexus and proud to stand behind this important effort.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

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Are all of the details finalized at this stage? Certainly not. However, an incredible amount of thought, consultation, planning, and investment has already gone into developing this initiative. As a resident of Red Deer since 1996, I am genuinely impressed by the vision and innovation behind Project Nexus.

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I am fully supportive of Project Nexus and proud to stand behind this important effort.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 85

Contribution ID: 7730
Member ID:
Date Submitted: Jun 05, 2026, 09:26 AM

Q1 **First Name**

Short Text PERRY

Q2 **Last Name**

Short Text HUNTER

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I understand the need for such a facility, but I feel this is entirely the wrong location due to proximity to Three Mile Bend recreation park which is used by a broad spectrum of residents and their pets.
If the quantity of discarded needles and drug paraphernalia in the downtown core is any indication of what may occur in the proposed Nexus location, incidental injury to children & pets is imminent.
An outlying industrial area such as Blindman would be much more appropriate.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 86

Contribution ID: 7729
Member ID:
Date Submitted: Jun 05, 2026, 07:25 AM

Q1 **First Name**

Short Text Drayton

Q2 **Last Name**

Short Text Bussiere

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text While I am in favor of the project moving forward, there gaps in pedestrian accessibility of the site and consideration should be given to improvement of this early in the project. In addition, conditions to increase and ensure security of surrounding areas should be a priority.

Q9 **Please provide your comments related to operations:**

Long Text While I am in favor of the project, significant consideration needs to be given to increase on and off site security, cleanliness, and over all visible conditions. Individuals attending the site should be encouraged and provided the resources to assist with keep the exterior of the site clean and looking presentable. Security personnel should be on site at all times and potentially efforts made to patrol the areas of Riverside Drive where shelter occupants will travel.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text While I am supportive of the project, significant effort will be needed to ensure problems currently occuring downtown won't just be relocated. Patrols, clean ups, and sufficient policing will be needed to keep shelter occupants from damaging the conditions of neighboring areas and higher traffic areas to the site.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text I would encourage Council to approve this permit and those of subsequent phases. That said, sufficient conditions need to be in place to ensure issues aren't just being moved around from one location to another.

Response No: 87

Contribution ID: 7728
Member ID:
Date Submitted: Jun 04, 2026, 08:59 PM

Q1 **First Name**

Short Text Kim

Q2 **Last Name**

Short Text McDonald

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I have lived in North Red Deer for over 40 years and in my existing home in Kentwood for 30 years. This area of the city is already considered “less desirable” “ghetto” etc. We absolutely do not want this homeless/treatment centre this close to our neighborhoods, homes and schools. This area is filled with young families and having the centre built so closely to us is dangerous and extremely undesirable. Where I live on [redacted], there is a school just down the street. This type of facility should be built outside of the city, no one wants it in their neighbourhood or close to their neighborhood. Locate it out near the addiction centre. This will absolutely affect resale of our homes. How could it not?! I highly highly oppose this centre being built this closely to us. Besides all of this, I drove down there today, why would you locate and house those people right near that stinking Olymel?? How gross and degrading for everyone. I do not want that centre built this close to my neighborhood. Figure out a better location. No one wants it near their neighborhoods, least of all dumping it on the north end of Red Deer were housing values are already considerably less than other areas of the city. Don’t do this to us. Figure something else out!! Have you seen what the Tim Hortons downtown looks like with that motel across the street?? I do not want this near my neighborhood!

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 88

Contribution ID: 7727
Member ID:
Date Submitted: Jun 04, 2026, 06:43 PM

Q1 **First Name**

Short Text Brittany

Q2 **Last Name**

Short Text Funk

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts
Operations

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text Id like it to not open at all there as its 1 of the dog parks we have so near by and its not been taken over homeless and drugged up people and id like it to stay that way

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Please dont put this here

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 89

Contribution ID: 7726
Member ID:
Date Submitted: Jun 04, 2026, 06:24 PM

Q1 **First Name**

Short Text Megan

Q2 **Last Name**

Short Text Paulsen

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text I understand the need for shelter and support services in our community, and I support efforts to help people experiencing homelessness. However, I do not feel that the proposed Project Nexus location is the best place for this development.
The area is well known for its walking trails, natural green spaces, recreational amenities, and dog park, all of which are frequently used by local residents. These spaces are an important part of the community and are valued for both recreation and their environmental significance.
Before moving forward, I encourage the City to consider other locations that may offer better access to services, transit, healthcare, and employment opportunities. In my view, a different site could better support the goals of the project while preserving the character and use of these community spaces.
Thank you for taking the time to consider public feedback as this decision moves forward.

Q9 **Please provide your comments related to operations:**

Long Text I understand the need for shelter and support services in our community, and I support efforts to help people experiencing homelessness. However, I do not feel that the proposed Project Nexus location is the best place for this development.
The area is well known for its walking trails, natural green spaces, recreational amenities, and dog park, all of which are frequently used by local residents. These spaces are an important part of the community and are valued for both recreation and their environmental significance.
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Thank you for taking the time to consider public feedback as this decision moves forward.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I understand the need for shelter and support services in our community, and I support efforts to help people experiencing homelessness. However, I do not feel that the proposed Project Nexus location is the best place for this development.
The area is well known for its walking trails, natural green spaces, recreational amenities, and dog park, all of which are frequently used by local residents. These spaces are an important part of the community and are valued for both recreation and their environmental significance.

Before moving forward, I encourage the City to consider other locations that may offer better access to services, transit, healthcare, and employment opportunities. In my view, a different site could better support the goals of the project while preserving the character and use of these community spaces.
Thank you for taking the time to consider public feedback as this decision moves forward.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 90

Contribution ID: 7725
Member ID:
Date Submitted: Jun 04, 2026, 04:52 PM

Q1 **First Name**

Short Text Russell

Q2 **Last Name**

Short Text Reeves

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Operations

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text Hi. I like this project, and agree that we need it. I like the staff model and services offered. I'd be willing to do security and support staff work, as I have many years working with homeless, mental health and addiction. I think this will be a very positive step forward for our city.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 91

Contribution ID: 7724
Member ID:
Date Submitted: Jun 04, 2026, 04:42 PM

Q1 **First Name**

Short Text Shirley

Q2 **Last Name**

Short Text Gibson

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text My feedback is more operational than developmental.

1. Will there be separate spaces for different level of care as individuals progress?
2. Little information on kitchen development.
3. Staff room/ washrooms & lockers?
4. How far out do the perimeter checks go?
5. Who pays for the bus passes?

Response No: 92

Contribution ID: 7723
Member ID:
Date Submitted: Jun 04, 2026, 03:32 PM

Q1 **First Name**

Short Text Naomi

Q2 **Last Name**

Short Text Hansen

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Off-site or neighbourhood impacts
Operations
Planning

Q8 **Please provide your comments related to planning:**

Long Text The city/province should deal with the probably instead of enable it and if you are going to have these centres put far far far away from business and residential because this has ruin downtown it has ruin fairview

Q9 **Please provide your comments related to operations:**

Long Text If you are going to have these place against the citizens request then there should be rules like no drug user can access services. Stop the enabling

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Our northern neighbourhoods and businesses have for the most part not been too effect by the mess the city allows downtown but if you put that center where you propose that is guaranteed to change. Crime will go up without question. Spend the money solving the problem instead of enabling it.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Solve the problem period and give us our city back.

Response No: 93

Contribution ID: 7722
Member ID:
Date Submitted: Jun 04, 2026, 01:35 PM

Q1 **First Name**

Short Text Carole

Q2 **Last Name**

Short Text Dube

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I feel this would impact our neighborhood with vagrant roaming and loitering. It will increase break in and steeling from back yard. Vagrant high on drug.

Kentwood will not be a safe neighborhood.

Decrease house value.

Please keep them where they actually are.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text I hope you realise no one wants this.

Response No: 94

Contribution ID: 7721
Member ID:
Date Submitted: Jun 04, 2026, 01:03 PM

Q1 **First Name**

Short Text Ashley

Q2 **Last Name**

Short Text K

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts
Planning

Q8 **Please provide your comments related to planning:**

Long Text As a citizen of red deer who resides on the north end of town not far from the proposed homeless shelter, i strongly disagree with the plan to move it to the north end of town so close to neighborhoods especially with so many children. The crime rate is going to increase draarixly. I dont want to have to worry about my kids going out to play and some person who's down on their luck come up to my children harassing them. Ive seen the distuction that they have caused downtown. And how they walk around like zombies high as kites. I understand that people fall on hard times. But just relocating them isn't going to help. If you need to relocate them. Build something out of town like the drug rehab. They need help they dont need a new place to get high. Especially not near neighborhoods. The propert value of our homes will drastically drop if this goes through.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text As a citizen of red deer who resides on the north end of town not far from the proposed homeless shelter, i strongly disagree with the plan to move it to the north end of town so close to neighborhoods especially with so many children. The crime rate is going to increase draarixly. I dont want to have to worry about my kids going out to play and some person who's down on their luck come up to my children harassing them. Ive seen the distuction that they have caused downtown. And how they walk around like zombies high as kites. I understand that people fall on hard times. But just relocating them isn't going to help. If you need to relocate them. Build something out of town like the drug rehab. They need help they dont need a new place to get high. Especially not near neighborhoods. The propert value of our homes will drastically drop if this goes through.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text I strongly urge you to re consider i know im not the only one who feels this wY.

Response No: 95

Contribution ID: 7720
Member ID:
Date Submitted: Jun 04, 2026, 12:31 PM

Q1 **First Name**

Short Text Teena

Q2 **Last Name**

Short Text Strang

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text Everyone who is making up descisions that are not experiencing homelessness needs to start getting involved with the homeless and start asking them their feedback or needs to be homeless. We have way too many diverse personalities who are vulnerables that will not be benefitting from project nexus.

Q9 **Please provide your comments related to operations:**

Long Text Employees need to be aware that the homeless need to be cared for and respected. They are God's chosen people and whoever harms them God will harm. The word of God is law and truth over Canada and that's why it's in the Canadian judicial Court systems so technically every government employee needs to know the truth and that is to stand up and defend the rights of the poor. Project nexus was made up from people who are not Homekess and most homeless people don't even know there is an illegal homeless taskforce making up descisions for them which is a violation of their human rights. More people need to get involved and care for the vulnerables. We need way more options and more shelters not one shelter. There's no excuse to not believe in God especially as he is law and truth over Canada. Homeless people are God's chosen people so they need to be protected. Making up descisions for them could bring you harm and if God doesn't want you to make or plan project nexus you will be harmed. Watch out because I've seen God's work and heaven and Hell are real actual 100% places and people will go there. It's illegal to make up descisions about full grown adults without their consent so making up projects with out my consent which you are doing is actually a violation of my human rights and that's highly illegal. Which is also completely disrespectful and wrong. There's more Homekess people that are not aware of you doing that to them and are not aware of their human rights which makes you null and void by laws of Canada. Making up bylaws against God's chosen people with no way to defend themselves is illegal and wrong. That's not ok. More people need to know that it is their responsibility to care for each vulnerable in this city instead of discriminating against them or face the wrath of God.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text We need more options available not just one shelter and one shelter is not ok for the vulnerables who are living with invisible barriers who are kicked out of all the shelters now and have no where to go because too many staff don't like the way they act and are not understanding to their mental health and disabilities causing them to be discriminated against. How do you know what the homeless need when Jon of you are obviously not Homekess?? You don't know and that's not fair. They are God's own treasured POSSESIONS and anyone who harms them God will harm and that's why you need to start being homeless dbd reading the Bible which is part of your job

description as a Canadian citizen because the holy bible is law and truth over Canada. We need way more christains people involved who are not corrupt wolves in sheep's clothing who have intelligence about invisible forces because that's happening and it's real. Heaven is real even if you don't believe and the fact that the holy bible is still in the Canadian court systems to this exact day 2026 as LAW RIGHTEOUSNESS AND TRUTH OVER CANADA. We have corrupt wicked foul leaders in operation over red deer who are definately causing corruption and are part of the illegal illicit drug flow in this city operating with corrupt dangerous organized criminal gang Bang RCMP members who I have wittnessed for myself and was brought down by other ocgs operating with my ex mother to bring me down and caused me to be unbelieved and left to die set up to be destroyed in the streets of red deer and that's unfair and truthful. No ones safe with corrupt drug dealing murderous RCMP operating with low income landlords in this city and I am BELUEVED protected encouraged and supported to keep telling the truth on the rooftops. We need leaders who are not affraid to stand up for Righteousness and help the vulnerables. That is the responsibility of every citizen in red deer according to the city of red deers website. Thank you.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text There will be homeless people that cannot and will not confirm to your death and destruction plans to murder off all the homeless. They will not be able to be in one shelter and your not going to like anything that happens to you from God himself for harming the homeless who are God's own treasured POSSESIONS. If God was not real and he never miraculously showed himself to me I would not tell you the truth but this is truthful. They are God's own treasured POSSESIONS plz defend their rights.

Response No: 96

Contribution ID: 7719
Member ID:
Date Submitted: Jun 04, 2026, 12:20 PM

Q1 **First Name**

Short Text Kelli

Q2 **Last Name**

Short Text Spruyt

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text I appreciate the City's efforts to address homelessness and provide support for vulnerable members of our community. I recognize that shelter services are important and necessary. However, I have concerns about the proposed location for Project Nexus.

The area contains significant natural spaces, walking paths, recreational amenities, and a nearby dog park that are regularly used by families, children, pet owners, and other residents. These spaces contribute greatly to the character of the community and provide important opportunities for recreation, exercise, social connection, and enjoyment of nature. The surrounding natural environment also supports local wildlife and is valued by residents for its ecological and environmental significance.

While I support the development of shelter and support services, I do not believe this particular site is the most appropriate location. Given its proximity to family-oriented recreational areas, walking trails, natural habitats, and facilities used by pet owners, I believe the City should carefully consider alternative locations that may be better suited for this type of development. A site with stronger access to transit, support services, healthcare, employment opportunities, and existing community resources may better serve shelter residents while minimizing impacts on these community amenities.

I respectfully ask the City to evaluate other potential locations before proceeding with this site and to ensure that the needs of shelter users, local residents, recreational users, pet owners, and the surrounding environment are thoughtfully balanced.

Thank you for considering my comments.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 Do you have any other comments to share outside of planning, operations and off-site impacts?

Long Text

Response No: 97

Contribution ID: 7718
Member ID:
Date Submitted: Jun 04, 2026, 10:14 AM

Q1 **First Name**

Short Text Katherine

Q2 **Last Name**

Short Text Hendrix

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I live in the north end and have already experienced strangers trying to come into my home scouting out alley ways and I like to walk with my physically disabled daughter in the north and would feel rather unsafe to do so. I i'm aware that we need housing for these homeless individuals but I do not want it in the north end as a taxpayer. I'm not willing to see this happen. I don't want my property value to go down. I'm a single mom and I worked really hard to own my place and it's becoming non safe already. Thank you.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Not at this time

Response No: 98

Contribution ID: 7717
Member ID:
Date Submitted: Jun 04, 2026, 10:06 AM

Q1 **First Name**

Short Text Betty

Q2 **Last Name**

Short Text Brunke

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Kentwood is getting bad we don't need to see homeless people here

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 99

Contribution ID: 7716
Member ID:
Date Submitted: Jun 04, 2026, 09:40 AM

Q1 **First Name**

Short Text Camilla

Q2 **Last Name**

Short Text Jones

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text I was very relieved when I first read information regarding the proposed Nexus Project! Finally there is an incredibly well thought out plan to deal with a situation that is getting worse by the day! To offer so many services under one roof is not only logical but extremely helpful to the people who truly want assistance to have a better life. This is a common sense approach that is desperately needed! Thank you to all the folks who are responsible for initiating/organizing this practical solution.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text This project needs all of our support so it can come to fruition in a timely manner!

Response No: 100

Contribution ID: 7715
Member ID:
Date Submitted: Jun 04, 2026, 09:33 AM

Q1 **First Name**

Short Text donna

Q2 **Last Name**

Short Text allan

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Operations

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text I think this is badly needed and this is a good place for it. The operators will need to be sure the residents do not go out and bother the businesses in the area. I hope you can get it approved and up and operating as we sure need it.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text This is a great place for it and no matter where you put it some people will ne unhappy. This should not have a lot of impact on the surrounding businesses.

Response No: 101

Contribution ID: 7714
Member ID:
Date Submitted: Jun 04, 2026, 08:35 AM

Q1 **First Name**

Short Text Tamara

Q2 **Last Name**

Short Text Horvath

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts
Operations

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text I am concerned that the clients here will not be monitored properly. There is a river right there that can be a danger to them . There is also just across the river to the north east Discovery Canyon. Will there be measures to keep them away from this children's area? It is a short walk.
Also will all the supportive services be removed from downtown? I do feel all services should be condensed and everything downtown relocated to this spot should it go through. Giving the city residents back their downtown and the clients of this facility what they need without the need to wander.
Also will the operators of this facility clean the areas their clients may make a mess of off their property? I envision a mess along the riverbank for example.
The best option in my opinion is to take the facility out of the city and bus in clients that have jobs to get to.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I do feel strongly that this facility should be located out of the city. Away from temptations of drug dealers, stealing,vandalism,harassment and public disturbances. This would give the public a lot of relief in the city and a focussed recovery for the clients . Property values in the area it is placed will be affected- especially if the clients wander and cause damage or steal. Will surrounding businesses be compensated?
Once again I will point out this location is a short walk to Discovery Canyon - and I DO believe children's safety should come before all others. Yes Three mile bend is also close.
Seriously why can this not be located just out of the city?

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text If they are relocating it to that location, I do hope they are closing all downtown facilities. I do not believe the citizens Of Red Deer want it spread throughout the whole city.

Response No: 102

Contribution ID: 7713
Member ID:
Date Submitted: Jun 04, 2026, 08:12 AM

Q1 **First Name**

Short Text Brenda

Q2 **Last Name**

Short Text Berresford

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text Dear City of Red Deer Council,

I understand that the decision regarding the location of the new homeless shelter is a significant one for our community.

While I recognize the importance of addressing the growing need for these services, I am concerned about the proposed size of the facility. I believe a building of that scale may inadvertently encourage other municipalities to redirect their homeless populations to Red Deer. I would ask the Council to consider whether a smaller facility might more appropriately serve our local needs without creating this unintended consequence.

Best regards,

Brenda Berresford

Q9 **Please provide your comments related to operations:**

Long Text Dear City of Red Deer Council,

I understand that the decision regarding the location of the new homeless shelter is a significant one for our community.

While I recognize the importance of addressing the growing need for these services, I am concerned about the proposed size of the facility. I believe a building of that scale may inadvertently encourage other municipalities to redirect their homeless populations to Red Deer. I would ask the Council to consider whether a smaller facility might more appropriately serve our local needs without creating this unintended consequence.

Best regards,

Brenda Berresford

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Dear City of Red Deer Council,

I understand that the decision regarding the location of the new homeless shelter is a significant one for our community.

While I recognize the importance of addressing the growing need for these services, I am concerned about the proposed size of the facility. I believe a building of that scale may inadvertently encourage other municipalities to redirect their homeless populations to Red Deer. I would ask the Council to consider whether a smaller facility might more appropriately serve our local needs without creating this unintended consequence.

Best regards,

Brenda Berresford

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 103

Contribution ID: 7712
Member ID:
Date Submitted: Jun 04, 2026, 08:04 AM

Q1 **First Name**

Short Text Marlene

Q2 **Last Name**

Short Text Bennett

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I think this is a great project and no location will be perfect but this will be as good as it gets. Looks like you have addressed all the transportation issues and lighting and cameras and I'm excited for the services and help that the homeless people require. Good luck and you have my full support.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 104

Contribution ID: 7711
Member ID:
Date Submitted: Jun 03, 2026, 11:55 PM

Q1 **First Name**

Short Text Penny

Q2 **Last Name**

Short Text Titus

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text We don't need them moving closer to
The north building area it's gonna cause
Problems for businesses and home on the
North end why cant they stay down town
This will cause problems for all the north
End of red deer nobody wants that !

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text They don't need to be on that end of the city it will cause major problems for neighbor hoods and the businesses around that area we don't need thefts on that end of the city in any of the neighbor hoods or people will have to lock and chain everything down in their yards or build high fencing is that really what the city wants more problems ?

Response No: 105

Contribution ID: 7710
Member ID:
Date Submitted: Jun 03, 2026, 11:42 PM

Q1 **First Name**

Short Text Jennifer

Q2 **Last Name**

Short Text Pohl

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations

Q8 **Please provide your comments related to planning:**

Long Text We have a business down town . Heritage Chiropractic and Massage, that is being demolished by these unwanted entities, taking over our once beautiful downtown neighborhood. They have run off our
Patients, graffitied our building, and defecated anywhere they please!! We are very excited to see them get moved out of the Downtown area and to somewhere to recover and get some help to become a productive citizen within the city. We fully support this move, in perhaps for hope of a better cleaner friendly downtown, that our local Red Deerians will be able to love again!! Thank you so much

Jennifer Pohl [redacted]

Q9 **Please provide your comments related to operations:**

Long Text I think it should be 24 hour support, as well as security for any drama that may occur. Until it is up and running, I don't think you will know exactly what you may need to go forward , but we have faith that you will figure that all out in time!!

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text I just think they definitely need to move out of our downtown core, and be somewhere where they have all the amenities they need to get on the right path of a better life. Some
Good security, addiction counselling and people equipped to handle what ever may come to help these people lead a better life, Thank you!!

Response No: 106

Contribution ID: 7709
Member ID:
Date Submitted: Jun 03, 2026, 09:10 PM

Q1 **First Name**

Short Text David

Q2 **Last Name**

Short Text Imhof

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text In Regards of the Nexus Project at the old Peavy Mart Warehouse

I am operating a small business at the location [redacted]. I've been there for 5 Years now. During that time we had vandalism, we had cars parked that were used in some sketchy business, we had fuel tanks drilled into (just another one last week), the fence has been cut multiple times.

Every single event comes with costs. These costs have to be covered by me. Not only am I worried that running my business in that area will be extra costly by the increasing traffic of the homless population, I'm worried that all my past ten years of ambition and investments will be up at risk to pull out my own shop. I'm parking vehicles of high value in the area, not only in Dollar numbers, also sentimental value. I just incorporated a mechanical shop at my location. I fear that clients will bring me their vehicles in full trust, because the built reputation in the past years, and I really don't look forward to call them that their tank has been drilled into or the vehicle has left yard over night. If someone really want's to, he could take my hole life savings out of my business within 30 minutes. So far I feel safe running a business, but I do not feel safe knowing that within sight there are people who do anything to make a dime. Even it means destroying a good citizens lifes work.

to be blunt here, if that project will move forward, I will move forward myself.

Q9 **Please provide your comments related to operations:**

Long Text In Regards of the Nexus Project at the old Peavy Mart Warehouse

I am operating a small business at the location [redacted] I've been there for 5 Years now. During that time we had vandalism, we had cars parked that were used in some sketchy business, we had fuel tanks drilled into (just another one last week), the fence has been cut multiple times.

Every single event comes with costs. These costs have to be covered by me. Not only am I worried that running my business in that area will be extra costly by the increasing traffic of the homless population, I'm worried that all my past ten years of ambition and investments will be up at risk to pull out my own shop. I'm parking vehicles of high value in the area, not only in Dollar numbers, also sentimental value. I just incorporated a mechanical shop at my location. I fear that clients will bring me their vehicles in full trust, because the built reputation in the past years, and I really don't look forward to call them that their tank has been drilled into or the vehicle has left yard over night. If someone really want's to, he could take my hole life savings out of my business within 30 minutes. So far I feel safe

running a business, but I do not feel safe knowing that within sight there are people who do anything to make a dime. Even it means destroying a good citizens lifes work.

to be blunt here, if that project will move forward, I will move forward myself.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text In Regards of the Nexus Project at the old Peavy Mart Warehouse

I am operating a small business at the location [redacted] I've been there for 5 Years now. During that time we had vandalism, we had cars parked that were used in some sketchy business, we had fuel tanks drilled into (just another one last week), the fence has been cut multiple times.

Every single event comes with costs. These costs have to be covered by me. Not only am I worried that running my business in that area will be extra costly by the increasing traffic of the homless population, I'm worried that all my past ten years of ambition and investments will be up at risk to pull out my own shop. I'm parking vehicles of high value in the area, not only in Dollar numbers, also sentimental value. I just incorporated a mechanical shop at my location. I fear that clients will bring me their vehicles in full trust, because the built reputation in the past years, and I really don't look forward to call them that their tank has been drilled into or the vehicle has left yard over night. If someone really want's to, he could take my hole life savings out of my business within 30 minutes. So far I feel safe running a business, but I do not feel safe knowing that within sight there are people who do anything to make a dime. Even it means destroying a good citizens lifes work.

to be blunt here, if that project will move forward, I will move forward myself.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Don't build that shelter right at the peavy mart.

It's not going to be great for my business up the street and it's not going to be great for your civic yards either.

I do hope they jump your fence and steal city property and vandalize your property, so everyone has to pay. Because if they do that on mine, it's only going to be me paying for it.

Response No: 107

Contribution ID: 7708
Member ID:
Date Submitted: Jun 03, 2026, 07:37 PM

Q1 **First Name**

Short Text Sierra

Q2 **Last Name**

Short Text White



Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts
Planning

Q8 **Please provide your comments related to planning:**

Long Text My concerns are for the compatibility with surrounding land uses.. I have been going to three mile bend for the last ten years everyday if not twice a day and I'm pregnant.. I would love to continue to enjoy this beautiful space but my concern is that with it being across the street they look turn the space into encampments and spaces where they can do drugs because they aren't allowed on that property but want to reap the rewards of using the shelter.. I'm scared for the safety of me, my dogs and kids in the future.. I hope there is a way you can block off that access and heavily add security and enforcements about entering that area along with riverbend and discovery canyon where lots of kids will be playing without shoes in the water and park.. what if they stepped or came in contact with paraphernalia.. I think it's great to have a place for this but I'm not sold on this being a great location.. please try to find a way to save these other parks from getting destroyed and continue to be a safe place to go.. another thought is if they make encampments and had bush fires in the trails fire trucks aren't accessible on every path in there meaning the destruction of nature.. we seen this happen lots in Johnstone and neighbouring areas but at least emergency can get there. Thanks for your consideration.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text See last entry

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text I said a lot in my first entry, thanks for your consideration.

Response No: 108

Contribution ID: 7707
Member ID:
Date Submitted: Jun 03, 2026, 07:35 PM

Q1 **First Name**

Short Text Dave

Q2 **Last Name**

Short Text Allison

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Operations
Planning
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text I believe the proposed facillity is an excellent space as long as there are safety considerations taken into account. My experience with street people is minimal but there are indeed some strong aggressive males on our streets whom are capable of physically taking what they want from others. Site security for all using it should be present.

Q9 **Please provide your comments related to operations:**

Long Text This facillity will be an opportunity to support locals with employment. There certainly should be facillity rules. Hours similar to present facilities. Based on what I see local needs are having the medical help close on hand, safe sleeping accommodations along with stores for certain personal supplies perhaps even some foods.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Any of the recent comments regarding neighborhood impacts I find based on presumptions. Comments suggesting local parks being impacted by unhomed more that they are presently.
A comment about the Pines neighborhood being impacted. If it's not now I dont believe it will be when this facility is up and running. It may also take people traffic away from downtown.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text I hope this shelter becomes a reality.

Response No: 109

Contribution ID: 7706
Member ID:
Date Submitted: Jun 03, 2026, 07:17 PM

Q1 **First Name**

Short Text Saegan

Q2 **Last Name**

Short Text Andrykew

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Operations

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text I disagree with Hope Mission running the shelter at Nexus.
Nexus will work with many organizations working together to help the vulnerable population; Hope Mission has already put up so many barriers to other organizations who are trying to work with the people inside the shelter. Nexus needs organizations who want to support and work together for provided the best support to help make change in the city as well as help better the lives of individuals who need it.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 110

Contribution ID: 7705
Member ID:
Date Submitted: Jun 03, 2026, 05:38 PM

Q1 **First Name**

Short Text Joseph

Q2 **Last Name**

Short Text Milani

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Operations
Off-site or neighbourhood impacts
Planning

Q8 **Please provide your comments related to planning:**

Long Text
How will this change the landscape of near by parks and community areas?
How will you protect public safety with this shelter close by?

Q9 **Please provide your comments related to operations:**

Long Text
I disagree with the location of this shelter.
I disagree with the policy of this shelter

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text
This will lower property values.
I don't want this type of facility in our community or near parks
This type of facilities need to be outside of red deer as anywhere it goes will result in problems for everyone. In every type of way.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text
Don't allow this type of facility to ruin another place in red deer. Just look what happened to downtown red deer.

Response No: 111

Contribution ID: 7704
Member ID:
Date Submitted: Jun 03, 2026, 05:36 PM

Q1 **First Name**

Short Text Dakota

Q2 **Last Name**

Short Text Grebinski

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text I am deeply concerned of the location of this project as there are many large semi's that run through this area and it puts people at risk for being hit or delaying busy traffic due to the unawareness of most of the individuals accessing these services. I am also deeply concerned about the future of 3 Mile Bend dog park as it is the most beautiful dog park in Alberta and will be completely destroyed and littered. The safety of dogs and owners will be highly at risk. I am strongly opposed to this project location.

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 112

Contribution ID: 7703
Member ID:
Date Submitted: Jun 03, 2026, 04:46 PM

Q1 **First Name**

Short Text Garfield

Q2 **Last Name**

Short Text Marks

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text
To whom it may concern;
Industry is a fickle mistress, It goes where it is welcome, where it is secure and where it can most profit. I am not sure that this proposal has enough benefit to overcome the risk of industrial aversion to Red Deer. Olymel has a company has closed plants and sites and directed their focus elsewhere for lesser causes.
Does this site increase the number of beds on offer to risk or sully our industrial tax base? I have found people sleeping behind my house plugging in heaters and other appliances when a shelter is but a mile away, in town how will having a shelter many times that further encourage the homeless?
With this approval what would stop the use being altered for a similar but more profitable use?
How can the users of this facility continue their sense of commerce, at this location?
How will the traffic be affected? How about personnel security?
Adding a new location will not eliminate the current locations.
London Ontario has a similar situation but has taken many more steps to ensure safety, security and assistance and yet the issue of weapons, personal security and safety had amplified. They have segregated occupancy and still problems increased.
Please reconsider this site even if impatient downtown businesses push for resolution. A delayed decision is better than the wrong one.
Garfield Marks

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 113

Contribution ID: 7702
Member ID:
Date Submitted: Jun 03, 2026, 02:59 PM

Q1 **First Name**

Short Text Kimberley

Q2 **Last Name**

Short Text Hughes

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Off-site or neighbourhood impacts
Operations

Q8 **Please provide your comments related to planning:**

Long Text
I have many great ideas regarding the Homeless and addiction issues we as A City face .
Regarding this site I feel that it is not ideal for many reasons.
: *It is not easily accessible to the most vunerable citizens many have disabilities,mental health,not adequately dressed...ect
*There are many high value business with yard full of metal which I can see becoming a gigantic issue with the scrap metal yards being in close proximity which criminals constantly resort to sell stolen metal for cash .
These businesses would rightfully get frustrated and possibly relocate,possibly even leave Red Deer leaving this full thriving industrial area empty and decolate .This will take employment ,land tax payments and high value businesses out of Red Deer.
*The abundance of dense bushes and forrest area surrounding the site are a concern for safety of citizens,staff and clients themselves .I can see camps getting worse to a point it is no longer manageable because there is too much space that is difficult to see creating extra headache for the city to keep track off,The increased chance of unnoticed overdose and or violence would be overwhelming and become unsafe for staff to enter .
*The possibly of fires would increase
*The dog park brings many people that enjoy the paths which could deter citizens with fear of getting robbed,attacked or there dogs become poisoned from the lethal fentinol that would be spread throughout that area.

Solution: I believe it should be located Down at the current Hope mission shelter.
I believe the few remaining businesses should be offered incentives to relocate leaving that area solely for the recovery initiatives. The resources (community service organizations,outreach...) should be located around there and the detox should be relocated away .Possibly to this proposed site away from the actively addicted community.
Im going to continue with another submission I have run out of room

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

We need to revamp the way we look at this .
We must Hold people accountable for themselves start teaching: life skills,Self esteem,Personal hygiene, Love and acceptance...Offer Addiction education sessions ran daily.Meals,Medical.Daily incentives,social workers with resources with volunteer and paid opportunities to clients as a community. offer opportunities to grow change their own circumstances. it is to easy to stay high and harder to recover we need to make it easy to recover harder to use

Response No: 114

Contribution ID: 7701
Member ID:
Date Submitted: Jun 03, 2026, 02:46 PM

Q1 **First Name**

Short Text Ty

Q2 **Last Name**

Short Text Ettinger

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts
Operations

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text I am writing to express serious reservations regarding the proposed location of Project Nexus adjacent to the City of Red Deer's Civic Yards. While the vision for a coordinated campus for social services is understood, the specific placement of this facility raises critical concerns that require further evaluation.
The proposed site is situated in an area critical to municipal operations, neighboring the Civic Yards where essential city employees perform their daily duties. Placing this facility in such immediate proximity threatens to diminish the morale and willingness of these workers to operate in an environment where they may feel increasingly uncomfortable or unsafe. Municipal staff deserve a workplace free from the operational disruptions and security concerns that often accompany such high-density social service hubs.
Furthermore, the surrounding area is likely to be impacted negatively by this development. This location is situated near significant infrastructure, recreational assets, and residential zones, including the wastewater treatment plant, River Bend Golf & Recreation Area, and the Pines neighbourhood. The concentration of these services threatens to diminish the accessibility and safety of these vital community spaces.
Specifically, there is a legitimate concern regarding the expansion of informal encampments into these neighboring areas, including the riverside, which would place an undue and significant financial burden on the city for maintenance and removal—potentially costing millions.

Given the sensitivity of this location, it is difficult to see how these operational challenges can be effectively mitigated to protect the surrounding businesses, public utilities, and residents. I strongly urge the foundation to reconsider this location in favor of a site that does not compromise municipal productivity or the integrity of these essential Red Deer areas.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I am writing to express serious reservations regarding the proposed location of Project Nexus adjacent to the City of Red Deer's Civic Yards. While the vision for a coordinated campus for social services is understood, the specific placement of this facility raises critical concerns that require further evaluation.
The proposed site is situated in an area critical to municipal operations, neighboring the Civic Yards where essential city employees perform their daily duties. Placing this facility in such immediate proximity threatens to diminish the morale and willingness of these workers to operate in an environment where they may feel increasingly

uncomfortable or unsafe. Municipal staff deserve a workplace free from the operational disruptions and security concerns that often accompany such high-density social service hubs.
Furthermore, the surrounding area is likely to be impacted negatively by this development. This location is situated near significant infrastructure, recreational assets, and residential zones, including the wastewater treatment plant, River Bend Golf & Recreation Area, and the Pines neighbourhood. The concentration of these services threatens to diminish the accessibility and safety of these vital community spaces.
Specifically, there is a legitimate concern regarding the expansion of informal encampments into these neighboring areas, including the riverside, which would place an undue and significant financial burden on the city for maintenance and removal—potentially costing millions.

Given the sensitivity of this location, it is difficult to see how these operational challenges can be effectively mitigated to protect the surrounding businesses, public utilities, and residents. I strongly urge the foundation to reconsider this location in favor of a site that does not compromise municipal productivity or the integrity of these essential Red Deer areas

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text No

Response No: 115

Contribution ID: 7700
Member ID:
Date Submitted: Jun 03, 2026, 11:18 AM

Q1 **First Name**

Short Text Breanne

Q2 **Last Name**

Short Text Jewell-Coish

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text This is a great idea to help the homeless population, but.....this is not an appropriate area. This will affect all the people and families with young children who go here on a daily basis. As a mom of a toddler this was one of the only place I felt safe enough to bring my child and dog without having to worry about, drug paraphernalia, or angry, aggressive or under the influence people. If this continues in this area it would be detrimental to many families and the neighboring businesses and communities.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Great idea, wrong location.

Response No: 116

Contribution ID: 7699
Member ID:
Date Submitted: Jun 03, 2026, 11:05 AM

Q1 **First Name**

Short Text Chantel

Q2 **Last Name**

Short Text Van Ee

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text RE: Three Mile Bend... I have 2 small children and a dog. We spend a great deal of time there with other family members in the summer months on the lake or the small ponds in the area. We pack lunches to spend most of the days there. I recently bought us Paddle boards to use there to.
My fear is that we will no longer be safe at this park. There are MANY spots on the river throughout Red Deer that I have looked at and wont hang out because there are what looks like homeless camps and questionable people on the pathways coming in an out of the wooded areas. I've turned around due to it. Under bridges in public pathways are stressful. There is also a dog memorial spot in there that I worry will be damaged too.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 117

Contribution ID: 7698
Member ID:
Date Submitted: Jun 03, 2026, 09:08 AM

Q1 **First Name**

Short Text Erin

Q2 **Last Name**

Short Text Teare

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Planning

Q8 **Please provide your comments related to planning:**

Long Text This site is incredibly far from the population it intends to serve with very little pedestrian or transit access. An accessible location is needed to encourage this population to use the facilities and services being offered.

Additionally, odours and noises in this area are common due to Olymel, the civic yards, and other industrial businesses and activities. It would be cruel to force people to try and sleep/live in these circumstances. If it wouldn't be appropriate for the average person, why would it be appropriate for someone experiencing homelessness or other forms of crises?

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text No

Response No: 118

Contribution ID: 7697
Member ID:
Date Submitted: Jun 02, 2026, 09:23 PM

Q1 **First Name**

Short Text Isaiah

Q2 **Last Name**

Short Text Day

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text I think this is a viable plan for the shelter. The location is logical. I think it is important to be sure that encampments are promptly removed to reduce the significant garbage that follows.

Q9 **Please provide your comments related to operations:**

Long Text I wonder why it is not considered to have hours of operation where residents of the shelter are to access services? Wouldn't it make sense to have individuals access shelter services say prior to midnight and then be able to leave the shelter at 6am? This would reduce the activity at the site in the early hours of the morning?

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text It seems important to include some form of security to this area and surrounding industrial parks to reduce potential theft and vandalism in the area. Just like the temporary shelter has caused significant disruption to downtown businesses it may be worthwhile to learn from experience and enforce no encampments. I think the city may benefit from considering having daily garbage collection where literally no piles of garbage or encampments are tolerated. The incessant trash and open drug use creates significant tension with surrounding businesses and residents of these neighborhoods.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 119

Contribution ID: 7696
Member ID:
Date Submitted: Jun 02, 2026, 08:53 PM

Q1 **First Name**

Short Text Kaylene

Q2 **Last Name**

Short Text Horvey

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text We regularly use the trails that go down 77street, the dog park, and the trail that goes to discovery canyon as a family and as a solo female runner. I would be afraid to frequent these trails alone or with my two young daughters if this shelter is located near them. Please I know it's not easy to find a good location, but to take discovery canyon trails away from us would be an incredible shame.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 120

Contribution ID: 7695
Member ID:
Date Submitted: Jun 02, 2026, 07:14 PM

Q1 **First Name**

Short Text Brandon

Q2 **Last Name**

Short Text von Gunten

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text As an employee of a company in this area, we are hit by theft on a regular basis. This will do nothing to help that situation. Furthermore, with all the resources, such as the hospital, social and police downtown, why would you put this almost as far away as possible from that. If this goes through there needs to be a heavy police presence in the area around the clock.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text None that the City of Red Deer have shown to care about.

Response No: 121

Contribution ID: 7694
Member ID:
Date Submitted: Jun 02, 2026, 07:10 PM

Q1 **First Name**

Short Text Alison

Q2 **Last Name**

Short Text Rittammer

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Project Nexus sounds like a shelter with solutions for homelessness in Red Deer. I am very interested in learning more about the Nexus campus. I have heard concerns about location but that is solved with a bus ticket. I'm sure with a little education many kind hearted citizens (business owners, bus drivers, community members etc) would carry them and give out to people in need. A destination with warm beds, meals, healthcare, counselling services etc is crucial for everyone.

Response No: 122

Contribution ID: 7693
Member ID:
Date Submitted: Jun 02, 2026, 06:56 PM

Q1 **First Name**

Short Text Teresa

Q2 **Last Name**

Short Text Conroy

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text I'm concerned with pedestrian and bike safety with homeless people and addicts becoming a higher population in the area. Drug use, child safety, animal safety because of the dog park and discovery canyon, bike and walking paths.
Access is limited for vehicles and emergency vehicles as it's located in the corner of the city with only access from 2 directions rather than 4.
Traffic can already be high at times due to the city yards and olymel, this will increase the issue with a higher presence of unwanted vehicles and pedestrians in the area.

Q9 **Please provide your comments related to operations:**

Long Text I am concerned with people getting treatment here being able to roam free on the bike paths and surrounding neighbourhoods. There is no way they are going to stay contained to that one spot, and they are going to encourage others with their issues to migrate to that area as well.

It just seems like a terrible choice and another way to not put actual planning into the north end. The focus has always been on the south and east. It's really disappointing.

Why would you move these issues out of downtown where there are already resources and MANY vacant buildings this project could take place in? Old fabric land is a perfect example. If anything this is going to have the issues be spread more throughout the city instead of contained to a more central area. Please don't do this. There are so many other options. Especially with the high vacancy of many buildings in that area. Where they already are.

How will this impact my taxes? They are already so high. How will it impact the value of my home? Negativity. That's how.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text I'm concerned for my children with drug addicts being much closer to our home. I'm concerned with the parks and trails in and surrounding that area. I'm concerned with theft from my community and my back yard. I'm concerned with parking on the street and having my vehicle broken into. I'm concerned with some junkie throwing who knows what into my back yard and my children or dogs getting ahold of it.

I'm tired of the city not caring about the north end of the city and its development.

Leave things where they are and build a facility in that area if they think this is the answer. Old fabric land building would be perfect. See how the shelter works there and reassess.

This is going to decrease my property value, I do not want a facility like this anywhere near my community. How is the city going to compensate all the theft and issues we'll have to deal with because of this decision? There has to be another solution.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Please do not do this. Put some care and effort into the north instead for a change. Make Red Deer great again. Build this shelter downtown and leave us alone over here please.

Response No: 123

Contribution ID: 7692
Member ID:
Date Submitted: Jun 02, 2026, 06:49 PM

Q1 **First Name**

Short Text Amy

Q2 **Last Name**

Short Text Mendenhall

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text You have not included any harm reduction, Indigenous or Two Spirits and have put money over people,

This is against reconciliation in all forms

Q9 **Please provide your comments related to operations:**

Long Text You have not received any support from anyone already doing the work. You have no idea what you are doing

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text Hiding homelessness does not make it vanish

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Shut it down and start over

Response No: 124

Contribution ID: 7691
Member ID:
Date Submitted: Jun 02, 2026, 06:29 PM

Q1 **First Name**

Short Text Jason

Q2 **Last Name**

Short Text Conroy

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text With walking trails utilized by my young family frequently I fear for their safety and for paraphernalia that will be in the area. There is very little lighting and traffic during the weekends, I believe crime on adjacent properties will likely increase. Parking and access to public areas will be restructures with increased foot traffic and likely tents.

Q9 **Please provide your comments related to operations:**

Long Text Staffing and security levels at the civic yard, Olymel and other business will have to be increased to ensure there staff are safe. Security precautions that are not part of normal operating budgets/costs.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text This will destroy the dog park, three mile bend, the paths to discovery canyon and the river bed. This is a place for families, pets and enjoyment. Not dangerous and obnoxious characters visiting and disturbing the tax payers of this city. There is no need to change from the current location, where ALL other services needed already are.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text I feel the shelter should stay downtown where buses, and multiple other services are close and available to folks by foot. Having a facility off and away from other services adds another layer of problems to this city.

Response No: 125

Contribution ID: 7690
Member ID:
Date Submitted: Jun 02, 2026, 04:40 PM

Q1 **First Name**

Short Text Karen

Q2 **Last Name**

Short Text Pennock

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text My comment is aimed toward the downtown drug issue. I realize not all homeless are into drugs, but I am unsure how changing locations will change the mindset of these people wandering downtown in a drug-induced state. Unless these people are willing to move to the more isolated location and willing to get the help they need, the facility may not get utilized as much as you may hope. Some are at the point they don't 'want' the help. I'm sure they will still be setting up camps in the treed areas of the city and wandering around downtown. The city needs to be less tolerant of public drug use! The RCMP need to be more vigilant about seeking out/targeting the drug sellers as well as vandals/thieves throughout the city looking for property to steal and sell for food or their next hit. I just think the new shelter will only benefit those that are willing to make a change to their life or simply need a place to lay their head... I can't see how the downtown city's drug issues will be alleviated or if that is even a main reason for the new shelter. As far as location goes, I'm sure everyone living on the north end will have concerns. 3-mile bend is in close proximity and utilized by the public which is a concern as well as the abundance of treed areas...ideal for encampments.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 126

Contribution ID: 7689
Member ID:
Date Submitted: Jun 02, 2026, 04:16 PM

Q1 **First Name**

Short Text Kathy

Q2 **Last Name**

Short Text Rivers

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Off-site or neighbourhood impacts
Planning
Operations

Q8 **Please provide your comments related to planning:**

Long Text In what world is this service close to any of the other social services that our vulnerable unhoused population have to access? Most other services are accessible downtown and there are MANY sites downtown that can be converted to keep the population in the area of town where they can access the most social services available. Housing them in this area only makes these services less accessible.

Q9 **Please provide your comments related to operations:**

Long Text Security in this area should be increased as there is plenty of parkland around where many of our vulnerable populations are taking sharps and leaving them behind

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text This is not the area of town for the vulnerable unhoused population and you know it. There are a thousand other places a site like this can go downtown, instead of just turning this side of town into the new downtown dumping grounds for Red Deer and all other towns who don't want to find a solution to help the downtown population. It is disgusting how we treat the unhoused in this city and this is a prime example. What are they going to benefit from by having a site right by the slaughterhouse and the golf course?!

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 127

Contribution ID: 7688
Member ID:
Date Submitted: Jun 02, 2026, 04:08 PM

Q1 **First Name**

Short Text Theresa

Q2 **Last Name**

Short Text Andreeff

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Planning
Operations
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text I do believe that this location will be one of the better options for a difficult situation. The location is not adjacent to residential & retail areas where there's a potential for more crime and it sounds like you have decent plans for transportation. I have heard some people concerned about the impact to Three Mile Bend but I cannot see how it would be worse than having homeless camped in most of our wooded areas now. I support this development application and hope it is successful.

Q9 **Please provide your comments related to operations:**

Long Text I reviewed the plans staffing etc and they sounded reasonable (but I do admit I'm not an expert on what would be needed). I will assume that those plans will be reviewed as operations commence and adjused if necessary.

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text Nothing other than to say I am happy that the city is making a serious effort to help the homeless people in our city

Response No: 128

Contribution ID: 7687
Member ID:
Date Submitted: Jun 02, 2026, 03:52 PM

Q1 **First Name**

Short Text Alysa

Q2 **Last Name**

Short Text Allan

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text We live in the beautiful area of [redacted] We have small children. I am already scared to walk our beautiful paths alone or with my kids, without my husband, as we have run into camps and sketchy people on the paths (McKenzie trails). We fear this will bring more of these seedy people to our side of town, as they will just have to cross the river and climb the hill. Our taxes keep going up, and we continue to feel unsafe in our own neighborhood. This further cements that we want to leave this city STAT. Hoping this doesn't impact our home sale and devalue our beautiful community.

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 129

Contribution ID: 7686
Member ID:
Date Submitted: Jun 02, 2026, 03:15 PM

Q1 **First Name**

Short Text Cliff

Q2 **Last Name**

Short Text Simpson

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice Operations

Q8 **Please provide your comments related to planning:**

Long Text

Q9 **Please provide your comments related to operations:**

Long Text It is obvious that a great deal of planning has taken place so far. However, I would like to see a little more information on operations. Areas that seem to be lacking relate to food preparations & service, and what efforts are being made to provide refreshments of any sort. In addition there is no mention of washroom facilities or showers. How will male and female guests be provided a certain level of privacy? Are there laundry facilities? What are the minimum requirements to apply for a staffing position?

Well those are my concerns for now. I hope to see more info on the above concerns before forming a more informed decision on whether I can support this endeavour or not.

Sincerely,

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text

Response No: 130

Contribution ID: 7685
Member ID:
Date Submitted: Jun 02, 2026, 03:13 PM

Q1 **First Name**

Short Text Natalia

Q2 **Last Name**

Short Text Chiles

[redacted]

Q7 **Select all that apply. I would like to provide written comments about:**

Multi Choice
Operations
Planning
Off-site or neighbourhood impacts

Q8 **Please provide your comments related to planning:**

Long Text Considering the majority of the homeless population in Red Deer are indigenous this is residential schools 2.0. CORD and the palming committee are too ignorant to see how this is colonization 2.0 and will cause a lot of damage to the nature around three mile bend which is sacred. CORD has a lot of work to do in the way of reconciliation with a red faced Indian on the waskasoo park signage and no consultation with the indigenous leaders about the highway expansion that will have impacted to the Red Deer Indian residential school site. Red Deer needs to have a strong learning in RECONCILIATION and Indigenous cultural awareness. I oppose this project. This is not a solution to homelessness and will have devastating effects on the homelessness population.

Q9 **Please provide your comments related to operations:**

Long Text Needing Indigenous cultural awareness training to not make this residential schools 2.0

Q10 **Please provide your comments related to off-site or neighbourhood impacts:**

Long Text

Q11 **Do you have any other comments to share outside of planning, operations and off-site impacts?**

Long Text DO BETTER RED DEER- this is not reconciliation