THE CITY OF Red Deer

INSPECTIONS & LICENSING DEPARTMENT

June 01, 2026, File: DP088951

RE: Proposed Development at 7740 40 Avenue, Red Deer

Why am I receiving this letter?

We are writing to inform you of the upcoming consideration of a Development Permit (DP) for Development at 7740 40 Avenue. The Red Deer Homeless Foundation has applied for phase 1 of 'Project Nexus', a proposed coordinated social care campus, in the existing building located on Site.

Phase 1 would establish:

- a 200-bed Emergency Shelter, to be operated by Hope Mission as the anchor use on the Site;
- supporting Site improvements, including fencing, lighting, signage, waste management, surveillance, a Courtyard and Community Gardens;
- Professional Offices and Health and Medical Services for support services.

The property was rezoned to a Direct Control District (DC-36) by City Council on February 27, 2026, following a 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 and operations.

The following provides details related to the proposed site design, as well as proposed services:

Site Design and Building Improvements

Modifications to the site design and exterior of the building include:

- Removal of existing overhead doors on the west elevation and replacement with windows, doors and access ramps.
- Renovations to the south elevation, to facilitate the new access for the Emergency Shelter.
- Access to the Site from 77th Street through the existing fencing to a new raised asphalt sidewalk to coordinate pedestrian movement to the Emergency Shelter access, and new fencing to create separation between the Emergency Shelter space and the office space.
- A Courtyard with planting beds, benches and a pet yard area.
- New 8' tall mini mesh security fencing to secure the existing Accessory Building at the southern portion of the Site, as well as in the Courtyard and pet yard space.
- New light standards to supplement the existing light standards on site.
- Upgrades to the existing gate access controls in the parking lot.
- New CCTV cameras.
- Removal of the Accessory Building located toward the north portion of the Site and installation of a Community Garden.
- New landscaping along the west elevation of the office building.
- Signage to denote 'private property', provide wayfinding to visitors and outline behavioral expectations.

Transportation

Individuals accessing the services on Site have options available to them, including City transit services and supplementary transportation supports.

- Route 18 for City transit provides regular service, with 30-minute service intervals between 5AM and 5:30PM. It connects the Site and to key areas throughout the city, including the downtown.

- On-demand dynamic shuttle service through City transit operates during the evening hours.
- Hope Mission will provide transportation support through its Rescue Van service for individuals who may not be able to access transit services.

Emergency Shelter

The proposal includes Home Mission operating a low-barrier, 24/7 Emergency Shelter, for any individual over the age of 16 who is unhoused or experiencing housing insecurity. Exclusions include any individual considered to require a level of care beyond the available care on site, such as physical assistance with daily living activities or dependency on supplemental oxygen.

Amenities include a sleeping area with a 200-bed capacity, a meal or community space, a kitchen, storage area and social and health services area.

Safety and Security

- Monitored CCTV surveillance, covering all primary exterior areas of the property, including blind spots.
- Fully enclosed site with secure fencing to limit public access with gated access for essential vehicle entry.
- Hope Mission signage will be installed to designate HOPE MISSION areas, outline behavioral expectations, and provide wayfinding.
- Interior checks will be carried out by staff every 30 minutes and exterior checks completed once every 60 minutes.
- Restriction of Service is a last resort and are in response to individuals that violate or threaten the following:
    - Physical safety of guests, staff, volunteers and others using Hope Mission facilities,
    - Psychological safety of guests, staff, volunteers and others using Hope Mission facilities, or
    - Building/Asset preservation to ensure Hope Mission can continue to serve the community with a high level of care.
- Drug & Alcohol Consumption: Hope Mission promotes a drug and alcohol consumption free environment.
    - Support services are made available to all shelter guests experiencing addiction, including nursing and medical support, recovery programming, housing assistance and referrals to community-based services.
    - All staff are trained in drug poisoning response and guests who experience drug poisoning while on premises will receive immediate care.
- Intake: Guests enter through the designated intake entrance, where they are registered before being assigned a bed.
- Neighbourhood Protocols:
    - A dedicated point of contact will be made available to the community to ask questions, and provide concerns or feedback related to shelter operations.

Staffing

- Personnel:
    - A team of 9 core shelter staff.
    - Rapid Response Team with a minimum of two primary care paramedics and/or emergency technicians on each shift for medical response.
    - Four social support staff from 9am-5pm Monday to Friday.
    - Community outreach team, who are dedicated to exterior and community engagement, 12 hours/day.
- Hope Mission operates at a staffing ratio of 10 staff per 200 clients.

Waste Management

- Waste bins will be located at designated exterior areas and will be enclosed/lidded to minimize odor, pest attraction and to ensure waste containment. This will be collected a minimum of twice/week or more frequently during high occupancy periods.
- Recycling receptacles will be made available throughout common and kitchen areas.
- Sharp disposal containers will be located throughout the facility and collected by medical waste disposal contractors.
- Community Outreach Team will conduct daily exterior litter sweeps of the full property perimeter and sidewalk.

Accessory Uses
The Professional Offices and Health and Medical Services uses are to support the clients of Hope Mission. The offices will be included in the already existing office spaces within the building.

Next Steps
The full application submitted by the Red Deer Homeless Foundation, as well as information on the Development Permit process, is available on The City's website at https://www.engage.reddeer.ca/nexus-permanent-shelter.

As a landowner within 100 meters of the proposed development, you are invited to:

- **Review and Provide Feedback:** Please visit the above website to submit comments or concerns regarding the proposed Development Permit by **4:30 p.m. on Monday, June 15, 2026.** Comments submitted will be made public.
- **Attend the Council meeting:** The Council meeting is tentatively scheduled for June 23, 2026, in The City of Red Deer Council Chambers at City Hall. The meeting is open to the public though there will be no opportunity for verbal presentations from members of the public.

If you have any questions, following your review of the materials, please contact *development@reddeer.ca* or 403-342-8190.

Regards,



Jay Hallett
Senior Development Officer