



June 25, 2026

Urban Planning Committee
City of Edmonton
1 Sir Winston Churchill Square
Edmonton, AB T5J 2R7

RE: Item 7.1 Lodging Houses Analysis

Dear Mayor Knack and members of Urban Planning Committee:

BILD Edmonton Metro represents more than 500 companies in the building and development industry. Our members are committed to helping more people and businesses choose to live, invest, and thrive in the region.

Thank you for the opportunity to comment on the Lodging House Analysis and proposed amendments to the Zoning Bylaw and Business Licence Bylaw.

BILD Edmonton Metro supports the proposed amendments. They address unintended consequences from recent zoning changes while preserving the City's goals of increasing housing choice and supply.

The amendments improve clarity by refining the lodging house definition, lowering the classification threshold, setting clearer operating limits, and reinforcing reasonable bedroom caps. These changes will improve consistency, predictability, and enforcement. We also support the proposed business licence amendments, including minimum booking periods and stay requirements, to help ensure lodging houses operate as intended and reduce misuse.

Enforcement against illegally operating lodging houses has been a challenge, but these amendments support clearer application processes and more direct enforcement responses. Some developments are approved as conventional housing but operate differently once occupied. Edmonton's development industry supports housing choice and supply across the housing continuum. Clearer, more enforceable rules ensure housing is developed and operated as intended while maintaining public confidence in the City's growth and housing objectives.

We appreciate and support Administration's work to improve consistency, predictability around Lodging Houses and encourages Committee to advance them for Council's consideration.



Sincerely,

A handwritten signature in blue ink, appearing to read "S. Raitz", with a horizontal line drawn through it.

Stephen Raitz, RPP, MCIP, JD
VP, Policy & Advocacy
BILD Edmonton Metro

Copy: Office of the City Clerk
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