



September 11, 2026

RE: Item 4.9 | Bylaw 21588 – Lodging House Amendments to Zoning Bylaw 20001

Dear Mayor Knack and members of City Council:

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. We appreciate Administration's continued work on these amendments, as they respond to an active issue in the community.

Overall, BILD Edmonton Metro supports the proposed amendments. They represent a balanced and targeted response to concerns about illegally operating lodging houses while preserving this important housing option within Edmonton's broader housing spectrum. The updated report advances a clearer and more enforceable framework through a refined lodging house definition, a reduced threshold of three individually rented sleeping units, and stronger alignment with business licensing requirements. Complementing these changes are practical updates to the RS, RSF and RSM zones, including clearer bedroom limits, appropriate restrictions on lodging houses in row housing, and confirmation that lodging houses are not permitted in secondary suites. **Together, these measures respond to community concerns around scale of operations, parking, waste and enforcement without removing lodging houses from the city's housing continuum.**

We thank Administration for their engagement and encourage City Council to give Bylaw 21588 the appropriate readings.

Sincerely,



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

Copy:

Office of the City Clerk	
Eddie Robar	City Manager
Kim Petrin	Deputy City Manager, Urban Planning and Economy, (UPE)
Travis Pawlyk	Branch Manager, Development Services, UPE
Shauna Kuiper	Director, Planning Coordination, Development Services, UPE
Lisa Drury	Senior Planner, Planning Coordination, Development Services UPE
Kalen Anderson	Chief Executive Officer, BILD-EM
Sydney Bond	Chair, Infill Committee, BILD-EM
Marty Pawlina	Vice-Chair, Infill Committee, BILD-EM
Adam Kerr	Policy & Development Lead, BILD-EM