



September 17, 2026

Re: City of Leduc Referral - Municipal Development Plan (MDP) – Fall Amendment

BILD Edmonton Metro is a non-profit organization representing over 500 companies in the building and development industry. Our members are committed to shaping our region to ensure more people and businesses choose to live, invest, and thrive here.

BILD Edmonton Metro focuses our comments on our non-support of the interim amendments regarding narrow townhouse products and emphasizes the need for clarity, should Administration proceed with bringing forward these changes. We note that we have no concerns with the proposed image and Figure 11 updates or the wording clarification adding "Centre" to the Urban Centre Redevelopment Plan text and removing the reference to the former Edmonton Metropolitan Region Board term.

On the interim policy and definition addressing narrow townhouse products, BILD understands Council's desire to strive for a measured approach to this product type while existing approvals are evaluated. Our team communicated this understanding directly to Administration following Council's July 6 decision on the North Bridgeport redistricting application, and that position stands.

Narrow-lot townhouse product exists in the market because they are one of the few ownership options within reach of a wider range of households — young families, first-time buyers, and others for whom a standard single-family lot or a conventional townhouse is out of reach. **Restricting this product for any period of time will not eliminate the demand for attainable housing. It will simply reduce the number of homes that can be delivered at attainable price points and direct prospective buyers and the associated residential investment elsewhere.** This approach would not support Leduc in providing attainable housing options in the short and medium term.

Narrow-lot townhouses are not an experimental or unproven housing form. They have been successfully delivered for several years in municipalities throughout the Edmonton Region, including 18ft products within the City of Leduc. They exist because they respond to a clear and growing market need. Development decisions require long lead times and substantial upfront investment. Land planning, engineering, servicing, architectural design, financing, marketing, and builder commitments are all influenced by the housing forms permitted under the Land Use Bylaw. An open-ended restriction tied to an undefined future review prevents industry from planning with confidence and may delay investment and housing delivery in Leduc.

Therefore, we ask the city to clarify whether the proposed review will occur through the Land Use Bylaw update currently underway. Lot widths, setbacks, built form, parking, and narrow-lot



housing typologies are already being discussed with industry input. If so, the amendment should state this connection explicitly or identify a particular date, tying any reconsideration of the interim provision to a defined milestone and decision date within that process.

If the review is intended to be a separate process, we ask the City to identify its scope and timeline directly, so industry has a fixed point of reference either way. The absence of defined evaluation criteria and a stated timeline is the practical difficulty with the amendment as drafted — not the substance of Council's caution, which we understand.

BILD Edmonton Metro and its members understand Council's responsibility to ensure that new housing performs well and contributes positively to the community. Where specific concerns exist, such as parking, and waste collection, those concerns should be clearly identified and addressed through targeted, evidence-based standards. A broad or indefinite restriction on an entire housing form is disproportionate where the issues can be addressed through thoughtful regulation and design, and with collaboration from industry.

Leduc's housing market benefits when builders can respond to different household needs, incomes, and stages of life. Reducing the range of permitted housing choices will make it more difficult to deliver the attainable homes the community needs. Council's decision should reinforce Leduc's position as a growing, competitive, and welcoming city, rather than introduce uncertainty that constrains supply, increases housing costs, and redirects investment elsewhere.

We appreciate the opportunity to provide comments by September 17, 2026, and look forward to continuing this conversation with Administration and our working group at the October 6 Land Use Bylaw engagement session.

Sincerely,



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

Copy: Kalen Anderson
 Janet Finnamore
 Chris Bidulka
 Adam Kerr

Chief Executive Officer, BILD-EM
Chair, Leduc Regional Working Group
Vice-Chair, Leduc Regional Working Group
Policy & Development Lead, BILD-EM