



Who We Are

MIDDLE HOUSING EXPERTS

JULY 2026

mddl



mddl (pronounced “middle”) was founded in 2023 to promote gentle density across the Canadian housing ecosystem. We operate as a systems integrator to accelerate middle housing across North America, connecting education, municipal priorities, community ambition, and policy intent with on-the-ground reality. By aligning what’s allowed with what’s buildable, we turn housing policy into outcomes. We believe the future of housing belongs to communities, homeowners, small-scale builders, planners, designers, and citizen developers who know their neighbourhoods best and want to shape them with care.



We are ...

Changemakers

Curious Experts

Enablers Visionary

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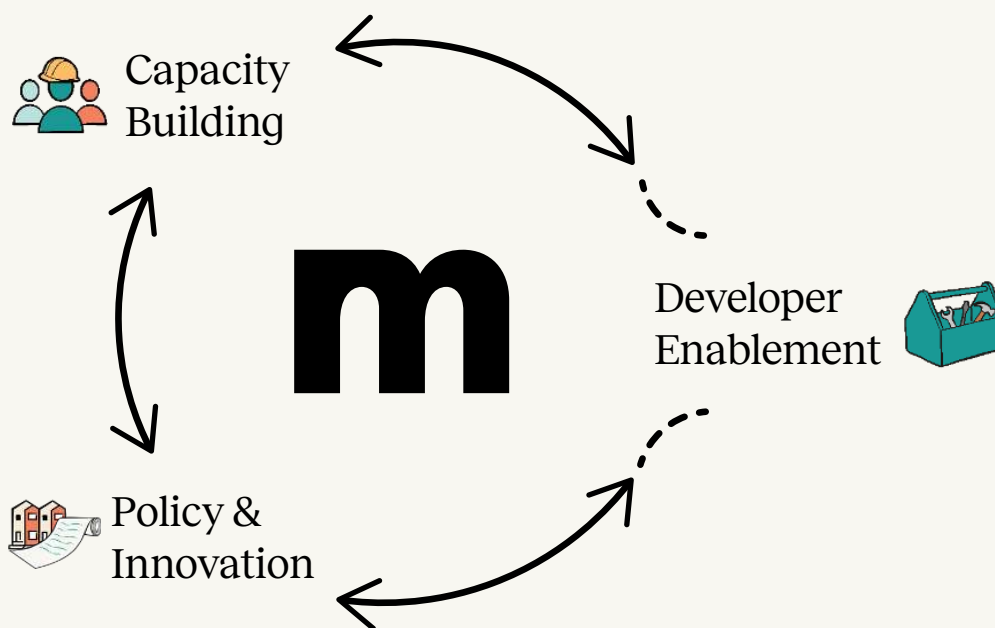
From Calgary to Los Angeles



mddl's work spans communities across Canada and is expanding across North America. From Kelowna, Calgary, Edmonton, Regina, Saskatoon, and Jasper to new U.S. partnerships, we collaborate with municipalities, universities, and local builders to operationalize middle housing at scale. Our transferable model adapts to local policy contexts while delivering consistent results: clearer rules, faster approvals, stronger local capacity, and more homes built.

How We Operate

The mddl Model



We empower small-scale developers, municipalities, and organizations by simplifying development and creating a connected ecosystem. mddl achieves this through streamlined policy and innovation, capacity-building programs like mddl School and mddl U, and integrated developer enablement with expert support.



A Middle Housing Implementation Partner

BY THE NUMBERS

300+

homes delivered

1,434

practitioners trained

10

business-day approvals

15+

cities engaged

WE HAVE BUILT THESE HOMES

Our team has delivered over 300 infill homes.



mddl DEEP Framework™

Design	Do the built forms fit our lots and the character of our neighbourhoods?
Economics	Will a project pencil for a homeowner or a small builder?
Education	Do residents, builders and staff have the skills to deliver?
Policy	Do our rules and approvals actually let it happen?

Middle housing gets built when four forces line up. mddl was founded on a simple idea: policy alone is not enough. Reform succeeds when Design, Economics, Education, and Policy move together, so we work across all four in every engagement.



DESIGN

what mddl brings: pre-approved plans and massing studies matched to your real lot dimensions, so gentle density fits in.



ECONOMICS

what mddl brings: pro forma testing and access to financing, so projects are feasible, not only permitted.



EDUCATION

what mddl brings: mddl School and mddl U, building local capacity, with 1,434 practitioners trained so far.



POLICY

what mddl brings: zoning and bylaw review with fast-track approvals, tested against real feasibility before adoption.

Helping Municipalities Turn Pre-Approved Plans Into Housing.

1

FIND YOUR LOT

Search any address
on the map.

2

SEE THE DESIGNS THAT FIT

Catalogue or mddl
plans eligible for it

3

CHECK YOUR NUMBERS

Built-in pro forma
shows if it pencils

4

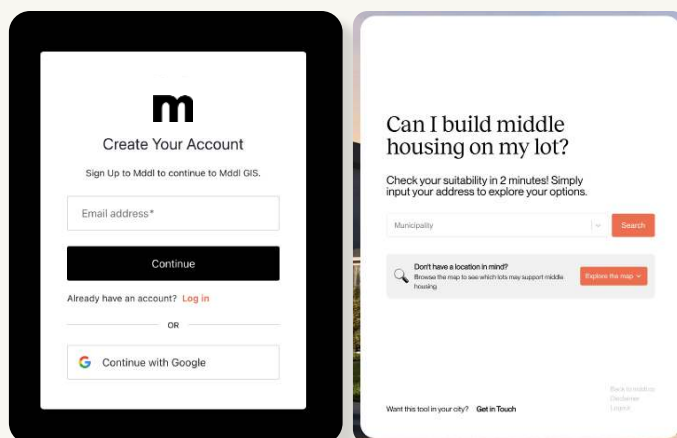
FAST-TRACK TO PERMIT

in as little as 10
business days

1

Create an account

By creating an account this allows free access to learning more about your City



2

Look up a lot

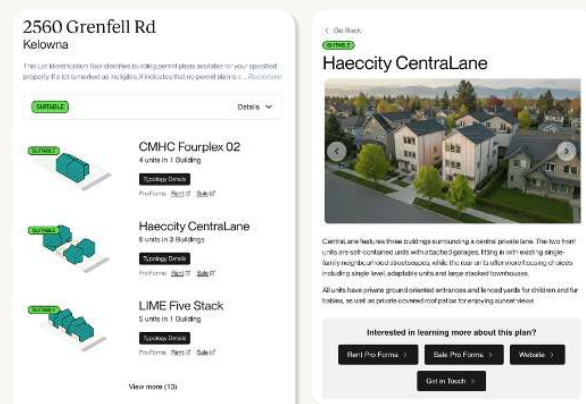
Enter an address or click a property



3

See what fits

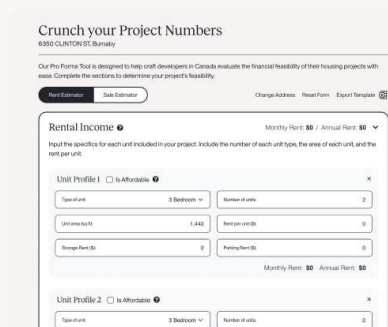
The tool shows the home types allowed and pairs them with buildable designs.



4

Test the idea

Use the feasibility calculator to see whether a project could make financial sense.



Built with Cities Like Yours

mddl is a middle housing implementation partner and a CMHC Housing Supply Challenge Game Changer. We build the tools and the process that get pre-approved plans off the page and onto real lots.



Fast-Track approvals in 10 business days, including a fully modular permit set.



Custom design set supported.



BC Catalogue set completed.



Prairie (SK/MB Catalogue) design family supported.

RECOGNIZED NATIONALLY

CMHC Housing Supply Challenge Game Changer. Canadian Awards for Planning Excellence 2025 finalist for the Kelowna Fast-Track. Mayor's Urban Design Award, Special Jury Mention, for mddl School and the Lot Identification Tool.

mddl's Proven Experience

mddl's work has earned national recognition for turning housing policy into real, scalable results. We were named a CMHC Housing Supply Challenge Game Changer, selected from 257 organizations in a year-long national competition and awarded \$7.5M in federal funding to advance our model. Our Fast Track, education, and digital innovation tools have also been recognized through leading planning and urban design awards, reinforcing our reputation as a trusted, implementation-focused partner in accelerating middle housing across North America.



- **Named a CMHC Housing Supply Challenge Game Changer** after a year-long national competition, selected from 257 applications
- **TELUS #StandWithOwners Grant** recipient, out of over 15,000 applicants, recognizing mddl as a high-impact, early-stage innovator
- **Mayor's Urban Design Awards – Special Jury Mention for mddl School & Lot Identification Tool**, in collaboration with RA2, The Decision Lab, and Intelligent Futures
- **Canadian Awards for Planning Excellence (2025) – Finalist for Kelowna Fast Track**, mddl School & Lot Identification Tool, in partnership with the City of Kelowna, RA2, The Decision Lab, and Intelligent Futures
- **DIGITAL Housing Growth Innovation (HGI) Program** participant developing lot feasibility tools in 3 BC municipalities
- **3x Alberta Real Estate Foundation Development Grant awardee**, in collaboration with the Canadian Urban Institute, in collaboration with the University of Calgary, and in collaboration with the Municipality of Jasper
- **EcoTrust Climate Innovation Grant** in collaboration with Canadian Urban Institute



Founders

Dr. Alkarim Devani BCOM, DDES



Alkarim Devani is co-founder of RNDsQR and mddl, where his passion for design and innovation drives his vision of redefining what it means to be a developer. Alkarim's work building RNDsQR garnered national and international recognition. He is a frequent guest lecturer at The University of California, Berkeley and The University of Calgary. Alkarim's work has gained a multitude of media attention and he has been a recipient of The Canadian Architecture Awards, MUDA Awards, American Architecture Prize, and the BILD Awards. Through mddl he is leveraging his in-depth experience with middle housing to help scale the delivery of housing across Canada.

Darlene Jehn BES, MSC, RPP, MCIP, PMP



Darlene Jehn is a co-founder of mddl and is a Registered Professional Planner and certified Project Management Professional with a master's degree in Sustainable Urban Development from the University of Oxford. Her experience spans both the public and private sectors, from leading municipal-wide policy initiatives to securing development approvals for site-specific projects. She previously served as Vice President of Development for Western Canada's fastest-growing hospitality brand, overseeing more than \$450 million in real estate expansion with a strong focus on middle housing typologies. Darlene has also served on the Planning Commission and Subdivision and Development Appeal Board in the Town of Canmore and actively supports local housing advocacy efforts.



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