



Pre-Approved Plans Matched to Every Lot.

LOT FEASIBILITY TOOL

md



mdcl (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

m

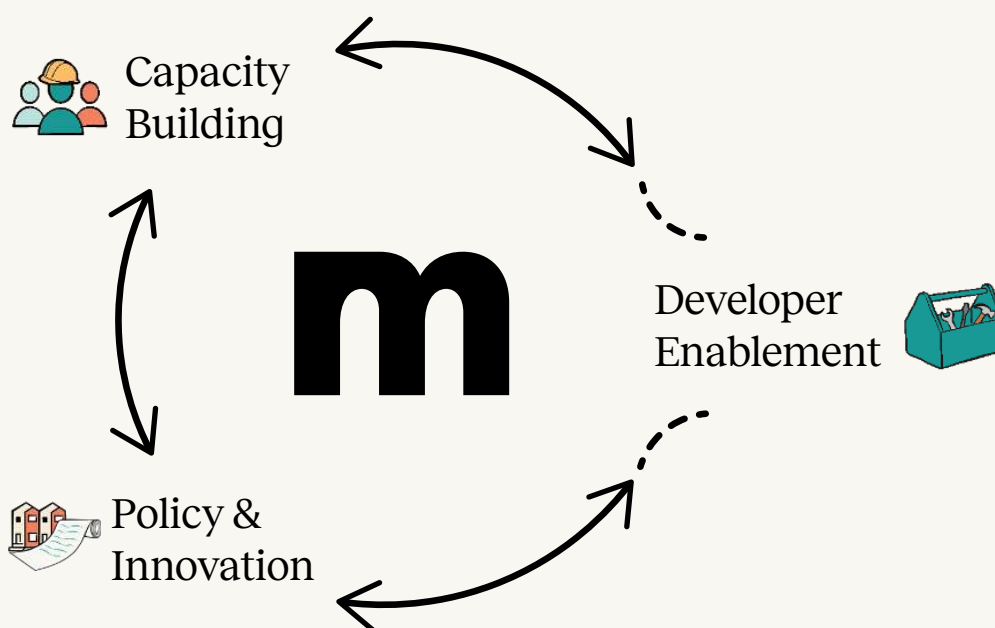
From Calgary to Los Angeles



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.

What the CMHC Housing Design Catalogue is

In October 2025, Canada Mortgage and Housing Corporation released 50 free, pre-approved home designs for gentle density, drawn up by leading architecture firms in each region of the country.

It revives an idea that helped build postwar Canada: a national set of ready-to-use plans that let people build good homes without starting from a blank page.

ACCESSORY DWELLING SUITES

DUPLEXES

ROWHOUSES & TOWNHOUSES

FOURPLEXES

SIXPLEXES

COURTYARD BUILDINGS

**Regionally adapted for local codes and climate, and designed for energy performance, accessibility, and climate resilience in wood-frame construction.*

MUNICIPALITIES JOIN AS A LOCAL PARTNER

A city pre-reviews the designs for building code and zoning, then promotes them to homeowners and builders. A growing list of municipalities across the country has signed on.

THE PROMISE: FASTER PERMITS

With the technical review already done, a pre-approved design should reach permit far faster than a custom project. Some partners, including Edmonton and Kelowna, add their own fast-track programs.

Catalogue Plans Get Homeowners Partway

With the design already done, a homeowner's next questions are practical ones: which of the 50 plans suits their lot, whether their lot qualifies, whether the numbers work, and how to reach a permit. CMHC's guidance points the same way, noting that a homeowner still works with a qualified professional to adapt the plan and apply.

THE QUESTIONS A HOMEOWNER ASKS NEXT

WHICH DESIGN FITS MY LOT?

IS MY LOT ELIGIBLE?

WILL IT PENCIL?

HOW DO I GET IT APPROVED?



We Turn Catalogue and Pre-Approved Plans into a Homeowner's Next Step

1

FIND YOUR LOT

Search any address on the map.

2

SEE THE DESIGNS THAT FIT

Catalogue or city-developed plans eligible for it

3

CHECK YOUR NUMBERS

Built-in pro forma shows if it pencils

4

FAST-TRACK TO PERMIT

City reduced permit approval timelines

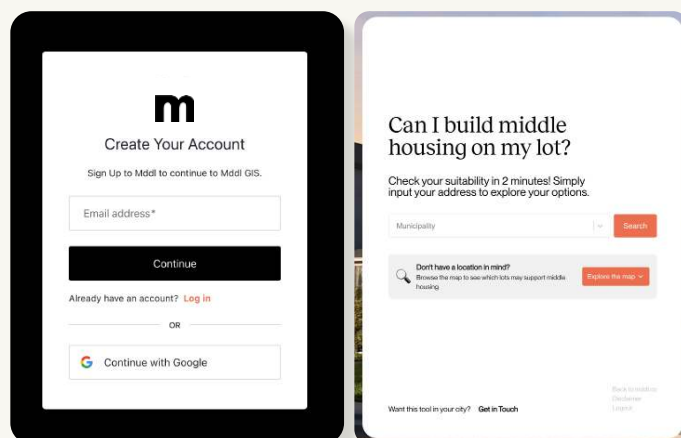
mddl's online **Lot Identification Tool** maps every parcel in your city and shows the pre-approved designs that fit that specific lot, with eligibility, zoning, and site constraints built in. It works with the CMHC catalogue or with city's own standardized plans, in modular or conventional construction. Paired with our Pro Forma Tool and city Fast-Track approvals, homeowner goes from "what can I build?" to a real project.



1

Create an account

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



2

Look up a lot

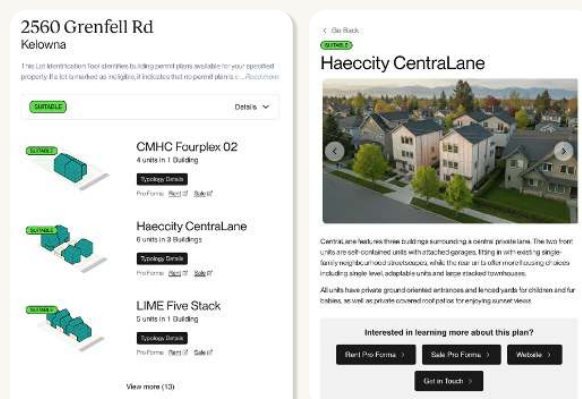
Enter an address or click a property on the Burnaby map



3

See what fits

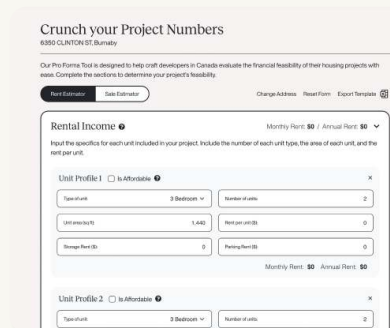
The tool shows the home types allowed and pairs them with buildable designs.



4

Test the idea

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



With the Catalogue, or Custom Plans

The tool and the Fast-Track process work the same way whether or not your city has adopted the CMHC catalogue. What changes is where the plans come from.

IF YOU ARE A CMHC LOCAL PARTNER

We match your home owners to the catalogue designs eligible for each lot, add feasibility and pro forma, and route them through fast-track approval. Your catalogue commitment starts producing homes.

IF THE CATALOGUE IS NOT IN PLACE YET

We can support cities to develop your own pre-approved, permit-ready standardized plans and the fast-track process to go with them.

MODULAR AND CONVENTIONAL

Every plan we develop is built to work for both modular and conventional construction, so a homeowner or small builder can choose the method that fits their budget and timeline.



Plans Built for Your City

When a city does not have the catalogue, or wants designs tuned to its own context, we develop them. Every plan is shaped for your rules, your lots, and your market, in that order.

1

CURATED TO YOUR RULES

We start with your zoning, bylaws, and building code, so every plan is compliant and buildable in your city from the first submission.

2

OPTIMIZED FOR YOUR LOTS

Our lot analysis finds your most common lot sizes and the parcels most likely to redevelop, and we shape the plans to fit the ground you actually have.

3

TESTED FOR FEASIBILITY

We run each plan through pro forma modelling to confirm it pencils for a homeowner or small builder, not only that it is allowed.

4

THEN INTO PERMIT READY DESIGN

Only then do we produce the standardized, building-permit-ready drawings, in modular or conventional construction, matched to the lots they suit.

m ddl
DEEP
Framework™

Design, Economics, Education, and Policy, considered together, so the plan a homeowner receives already fits their lot, their budget, and your rules.

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?

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 supported.



Prairie (SK/MB Catalogue) design family supported.

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. 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 RNDSQL 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 RNDSQL 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.



 906 8 Ave SW #332, Calgary, AB T2P 1H9

 mddl.co

 hello@mddl.co