



May 1, 2024

Mr. Glenn O'Farrell  
Acting Chair  
Ontario Energy Board  
2300 Yonge Street, 27th Floor  
PO Box 2319  
Toronto ON M4P 1E4

**Subject: OEB consultations regarding distribution system expansion for housing developments**

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Dear Mr. O'Farrell,

On behalf of Mattamy Homes Canada, I am pleased to provide comments concerning the consultations regarding the expansion for housing developments.

Mattamy Homes has a long and proud history in the homebuilding sector. Founded in 1978, we are Canada's largest residential real estate developer, building master-planned communities and homes of every type, including single detached, townhomes, mid-rise and high-rise units. In Canada, our communities stretch across the Greater Golden Horseshoe Area, as well as in Ottawa, Calgary and Edmonton. Each year, Mattamy helps more than 4,000 families across Canada realize their dream of home ownership.

We support the provincial government's ambitious goal of building 1.5 million homes by 2031, and, thanks to our size, expertise and talent, Mattamy is uniquely positioned to help the government reach its goal.

We are proud to be part of the North Brooklin expansion area development project, which plans to accommodate up to 20,000 residential units and a population of approximately 54,000 residents. Unfortunately, the project has been hindered by Elexicon Energy's narrow interpretation of the regulations. We are therefore happy to have this opportunity to share our recommendations on how to make the system more equitable for ratepayers, homebuilders and distributors.

**Recommendations:**

**Revenue Horizon:** rather than provide discretion to distributors to assign a revenue horizon, the OEB should require a minimum 50-year collection horizon, reflecting the fact that homes are built to last at least that long.

**Customer Connection Horizon:** The current connection horizon is five years, which does not reflect the reality of building out a subdivision the size of North Brooklin. We would support a system in which at a minimum the connection horizon mirrors the expected horizons used in the background planning studies for a given growth area.

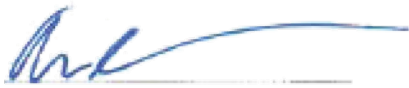
**Fixed Development Charges:** While Mattamy generally supports the notion that ‘growth pays for growth’ we do not support creating fixed development charges for hydro distribution. Unlike municipalities and some other utilities, hydro distributors are for-profit companies, which means they should be responsible for creating a business plan that allows for future growth. The growth in housing should result in distributors realizing additional profits which would allow them to fund the infrastructure required for their growth. Our concern is that a DC-model, a practice that ended 15 years ago, would only permit distributors to push their expansion costs onto homebuilders and future homeowners.

Finally, we would like to add our support to BILD’s (Building Industry and Land Development Association) recommendation to create the ‘Energizing New Communities Industry Roundtable.’

Mattamy Homes Canada ultimately seeks a system that is fair to all parties and offers predictability for our industry, so that we can help the provincial government meet its housing targets. We also call on the OEB to require more transparency and accountability from the distributors.

We appreciate the opportunity to share our recommendations and would welcome the opportunity to meet with you to discuss this important issue further.

Yours sincerely,



Andrew Sjogren  
SVP, Land Development  
Mattamy Homes Canada