

Mr. Mark White, Chair
Ontario Energy Board
2300 Yonge Street, 27th Floor P.O Box 2319
Toronto, Ontario M4P 1E4

December 09, 2024

Subject: Ontario Energy Board's Notice of Proposal to Amend the Distribution System Code to Facilitate the Connection of Housing Developments & Residential Customers

Dear Mr. White,

On behalf of Mattamy Homes Canada, I wish to thank you and the Ontario Energy Board (OEB) for considering changes to the Distribution System Code (DSC) that we think will have an important impact on the housing industry's ability to provide homes quickly and more affordably to the people of Ontario.

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 pleased to provide comments concerning the proposed amendments to the DSC.

The connection horizon: the OEB is proposing to extend the connection horizon to a maximum of 15 years, if a project meets certain conditions.

Mattamy Homes recommends that:

- The OEB consider implementing a 25-year connection horizon for multi-phase/multi-owner areas.
 - This longer horizon will capture the complete and total revenue generated for the distributor and it will eliminate the issue of developers coming in after the existing connection horizon and needing complex cost sharing agreements to offset the initial investment made by the first developer(s).
 - It would also match the longer horizons used in background planning studies for Secondary Plans and subdivisions in specific growth areas.


- The OEB should always provide the maximum connection horizon. Discretion should not be left to the Local Area Providers to decide which residential project is permitted to proceed under the longer connection horizon. This is both fair and reduces uncertainty.
 - Should the OEB wish to implement specific criteria, it could consider something simple, like any multi-unit residential development (more than 10 units) automatically be assessed under the longer connection horizon.

Mattamy Homes is supportive of the OEB's proposal to extend the **revenue horizon from 25 years to 40 years**.

We look forward to participating in future discussions concerning the capacity allocation model, supporting the supply of necessary infrastructure to multi-phase and multi-owner areas, such as municipal Secondary Plan Areas.

We strongly recommend that as part of all conversations related to the provision of electricity or gas providers be required to work with the development community, regions and municipalities to ensure that hydro and gas are readily available when needed and do not cause delays in delivering homes to Ontarians.

Yours sincerely,



Andrew Sjogren
SVP, Land Development
Mattamy Homes Canada