



Cedarview Village

Barrhaven, Ottawa

November 2023



**Artist's conceptual rendering only*



NATIONAL CAPITAL
Greenbelt
Ceinture de verdure
DE LA CAPITALE NATIONALE

'A NEW COMMUNITY AND TRANSIT VISION THAT
ACHIEVES LOGICAL GROWTH, IMPROVED MOBILITY,
URBAN DESIGN INNOVATION, COMMUNITY RESILIENCY
AND SUPPORTS OTTAWA AND BARRHAVEN'S ECONOMY.'



Commerical
Area

Lytle Park

O'Keefe Ct

Strandherd Dr

Citigate
Corporate
Campus

416

MATTAMY AT-A-GLANCE

Established in 1978, in Burlington, Ontario, Canada, Mattamy Homes is North America’s largest privately owned homebuilder, with operations across Canada and the United States. Mattamy employs more than 2,300 people, and since our founding, we’ve helped more than 125,000 families achieve their dreams of home ownership.

OUR VALUES



Commitment

We will ensure excellence is the standard for everything we do.



Teamwork

We will respect and support each other in doing what is right.



Community

We will have a positive impact in all of our communities.



Sustainability

We will lead the homebuilding industry in developing sustainable communities.

BY THE NUMBERS

2,398

team members
(as of May 31, 2023)

\$5.5B

FY23 revenue
(Canadian)

85+

communities with
homes available for sale
in Canada and the U.S.

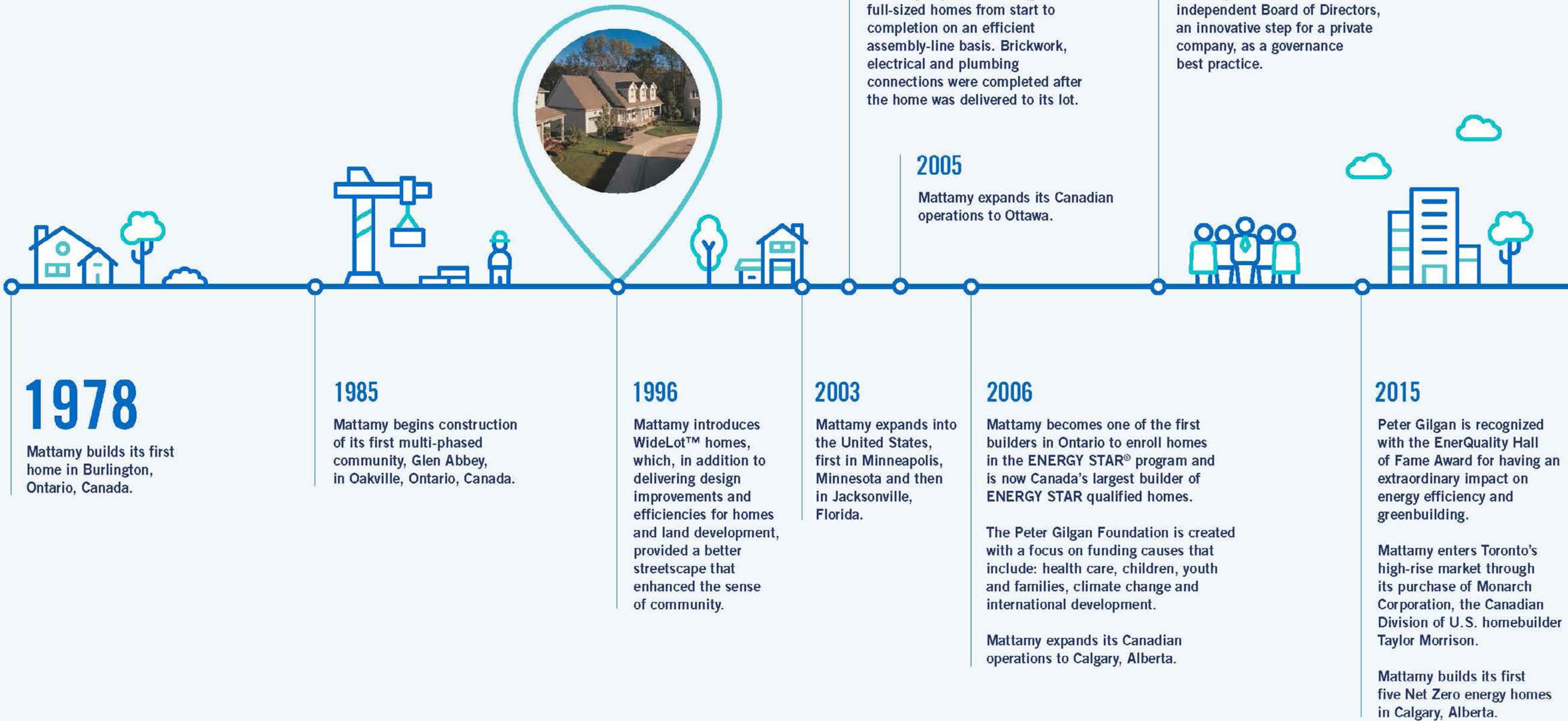
7,669

homes closed in FY23

Operations include land acquisition, community design and development, and housing and parkland design and construction.



DEVELOPING COMMUNITIES. BUILDING HISTORY.



2017

Mattamy is named one of Canada's Top 10 Most Admired Corporate Cultures, and also receives this honour in 2021.

Mattamy helps develop the Atlanta Braves Spring Training Facility, a 6,200-seat ballpark and community centre in Mattamy's 10,000-acre master-planned Wellen Park community in North Port, Florida.

The Rotary/Mattamy Greenway trail opens in Calgary, Alberta, a 138-km bike and foot pathway that encircles and connects the city.



2018

Mattamy introduces Ecobee's Smart Thermostat in all its homes to help homeowners reduce their energy consumption and save an estimated 26% on energy bills.



2020

Mattamy develops its first all-electric community at Seaton Bloom in Pickering, Ontario. Geothermal technology and hybrid electric water heating help eliminate homeowners' direct operational carbon emissions. The City of Pickering awards Bloom its Civic Award for Sustainability.



2021

Mattamy's Raleigh Division, through Operation: Coming Home, donates a new home to a wounded combat veteran, its 10th since 2017.



2022

Mattamy completes the first home in the largest residential geothermal system of its kind in Canada at Springwater in Markham, Ontario, a 300+ home Net Zero Ready energy community.

The Peter Gilgan Foundation makes a \$105 million donation to support Trillium Health Partners, bringing the Foundation's total giving to \$377 million.



Mattamy Awards

A testament to the commitment and good work of our people, organizations across North America have recognized our people and efforts with hundreds of awards in important areas of our business (527 awards and counting since 2001).



Product quality

Mattamy regularly wins Parades of Homes, recognizing the best in new home construction and design features.



Business leadership

Mattamy has been recognized four years in a row with the prestigious Canada's Best Managed Companies designation.



Customer satisfaction

Mattamy has received 51 awards for customer satisfaction, including titles such as Best Homebuilding Experience and Highest Customer Satisfaction.



Workplace culture

Mattamy's U.S. divisions have been named Best Places to Work in their local markets 27 times since 2012.



Sustainability

We will lead the homebuilding industry in developing more sustainably.

STRATEGIC SUSTAINABILITY PILLARS

Mattamy's strategic sustainability pillars were shaped by our commitment to being a sustainability leader in our industry. As one of North America's largest homebuilders, we acknowledge our obligation to operate in a way that minimizes our environmental impact, including reducing GHG emissions associated with our activities and contributing to the fight against climate change. As a leader, we will share our insights and achievements with our peers and do our best to support their sustainability initiatives. At the same time, we will continue to work to build a culture defined by transparency, accountability and inclusivity, and a constant focus on having a positive impact on our team members, homebuyers, homeowners and communities.



2023 SUSTAINABILITY ACHIEVEMENTS

Mattamy is committed to being an industry leader in all aspects of sustainability, demonstrating consideration for the environment, society and governance in our strategy, our choices and our actions. These sustainability achievements highlight that commitment, which we are embedding into everything we do.



SUSTAINABILITY STRATEGY

Mattamy founder **Peter Gilgan becomes the company's first Chief Sustainability Officer**, making it clear to the industry that operating sustainably and addressing the challenge of climate change are top priorities for the company.

Conducted **our first materiality assessment** to better understand the environmental, social and governance issues that matter most to Mattamy and our stakeholders.

Introduced **three strategic sustainability pillars** to help ensure our business goals and strategies are aligned with our sustainability objectives.



ENERGY-EFFICIENT AND LOW-CARBON HOMES

1,611 ENERGY STAR homes, including 249 homes with geothermal heating and cooling, closed in 2023, and will operate with reduced energy usage and GHG emissions.

Thoughtful design and outstanding construction helped **63.3% of homes closed in the U.S. receive HERS (Home Energy Rating System) ratings**, the U.S. industry standard for energy efficiency, with an average national score of 60.

To determine carbon reduction pathways and opportunities across our operations, Mattamy **conducted a company-wide baseline analysis of the energy and carbon impacts** of building and operating low-rise homes and mid- and high-rise structures.



LIVABILITY AND COMMUNITY

The Peter Gilgan Foundation refocused its **funding priorities on children, youth and families, climate change and international development**, which better align with its vision of a fully sustainable world.

When it comes to customer satisfaction, Mattamy continues to strive for excellence. This year, our efforts led us to receive four Avid Service Awards **and an Avid Benchmark Award** in Canada, which is widely considered to be the premier award for homebuilding professionals.

Supported families of first responders, active military personnel and frontline workers, with contributions toward home purchase costs through our Hometown Heroes Program.



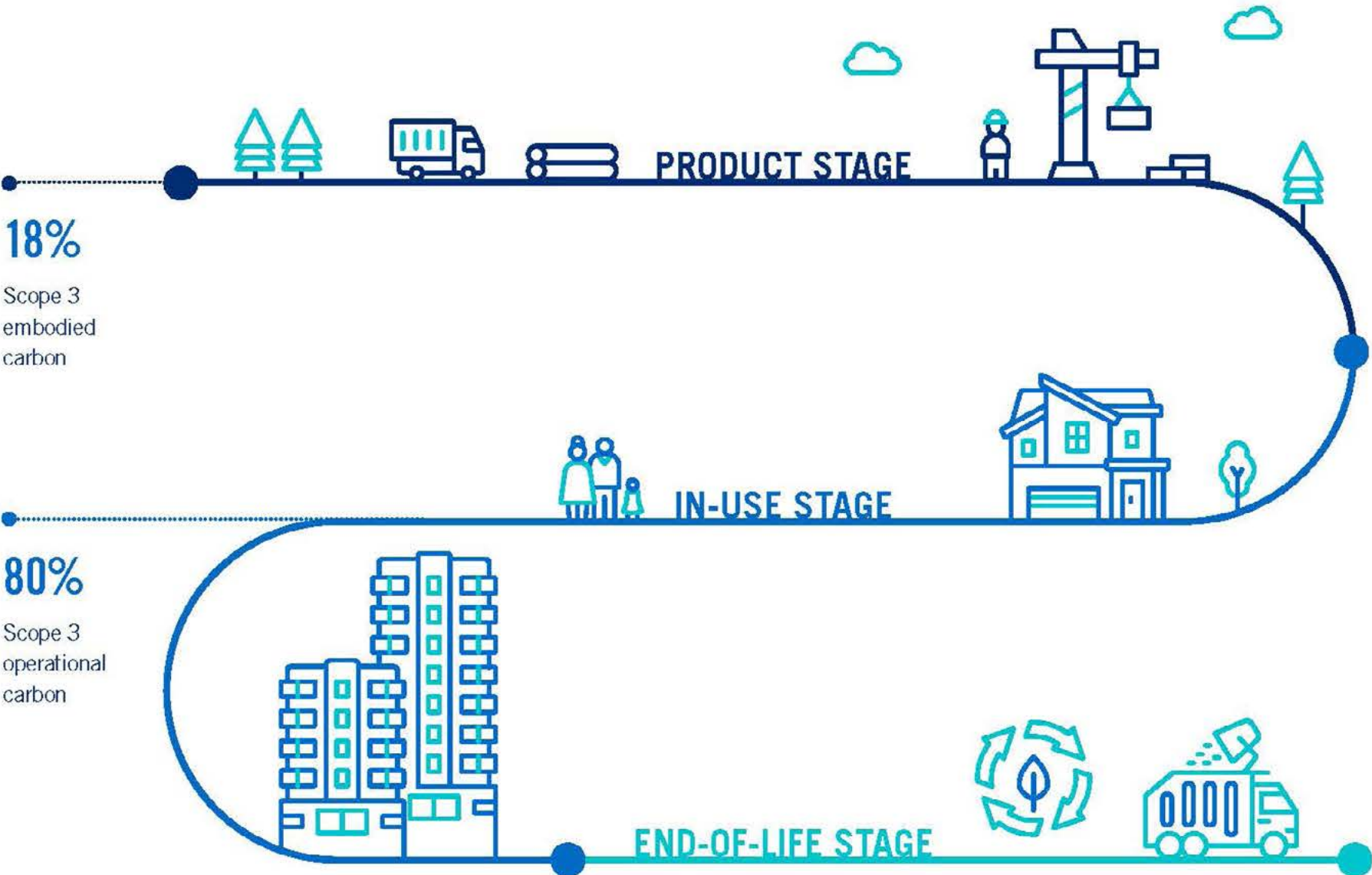
RESPONSIBLE MANAGEMENT

Led by our Chief Sustainability Officer, Mattamy **conducted 14 sustainability workshops** across divisions as part of our **efforts to fight climate change and reduce GHG emissions**.

As part of our commitment to **ensure stakeholder privacy and secure our data integrity**, we developed a **new cybersecurity roadmap** in 2023.

To help foster **a company-wide culture defined by diversity and inclusion**, we moved to **develop a D&I roadmap** for fiscal 2024.

WHOLE BUILDING LIFECYCLE ASSESSMENT



PRODUCT STAGE
Emissions generated by creating and transporting materials used in building a home and the subsequent construction.

IN-USE STAGE
Emissions created by all the activities associated with home life.

END-OF-LIFE STAGE
Emissions produced by deconstructing a home and material disposal.

HOMEBUILDING PATH TO GHG EMISSIONS REDUCTION

As our homes meet increasingly more rigorous energy-efficiency standards and we pursue lower embodied carbon materials, they will also increasingly align with the global net zero GHG emissions target.



ENERGY-EFFICIENCY INITIATIVES IN ACTION

Mattamy is pursuing several initiatives to enhance energy efficiency in our homes, reducing their need for fossil fuels, whether for heating or cooling, shrinking their operational carbon footprint or cutting energy costs. These initiatives are creating homes that use less energy, and a growing number are being designed for current or future electrification, based on clean sources, which aligns with government commitments in both Canada and the U.S. to achieve net zero emissions from their electricity grids by 2035.



1 Enhance envelope

Enhancing the envelopes of our homes – all the parts that separate the inside from the outdoors – decreases weather impact and reduces the amount of energy needed to heat or cool a home. We are working with building science experts to add insulation to exterior and foundation walls, roofs, and under basement slabs (where applicable) while transitioning to better-performing windows and spandrel panels.

2 Airtightness

An airtight home is better able to maintain heat in the winter and cool in the summer, which saves money and energy. In both Canada and the U.S., we are investigating and implementing methods for improving airtightness in all our homes.

3 Mechanical and electrical efficiencies

To build energy-efficient, low-carbon homes, we select more efficient mechanical and electrical equipment or new technology to increase efficiency. In some cases, these selections enable us to convert a home from fossil fuels to electricity.

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4 Electrification

Electrification of our homes on clean electricity grids will be the final step toward eliminating operational carbon. Mattamy is exploring the potential for all-electric homes and has already developed one all-electric community, with another under construction, in Ontario. These all-electric communities use geothermal heating and cooling and an air-sourced heat pump water heater for domestic hot water.

5 Geothermal

Geothermal systems draw on the consistent heat stored in the earth to heat homes, and then return heat to the earth for cooling. Geothermal is being investigated in multiple divisions and being implemented at several Mattamy communities.

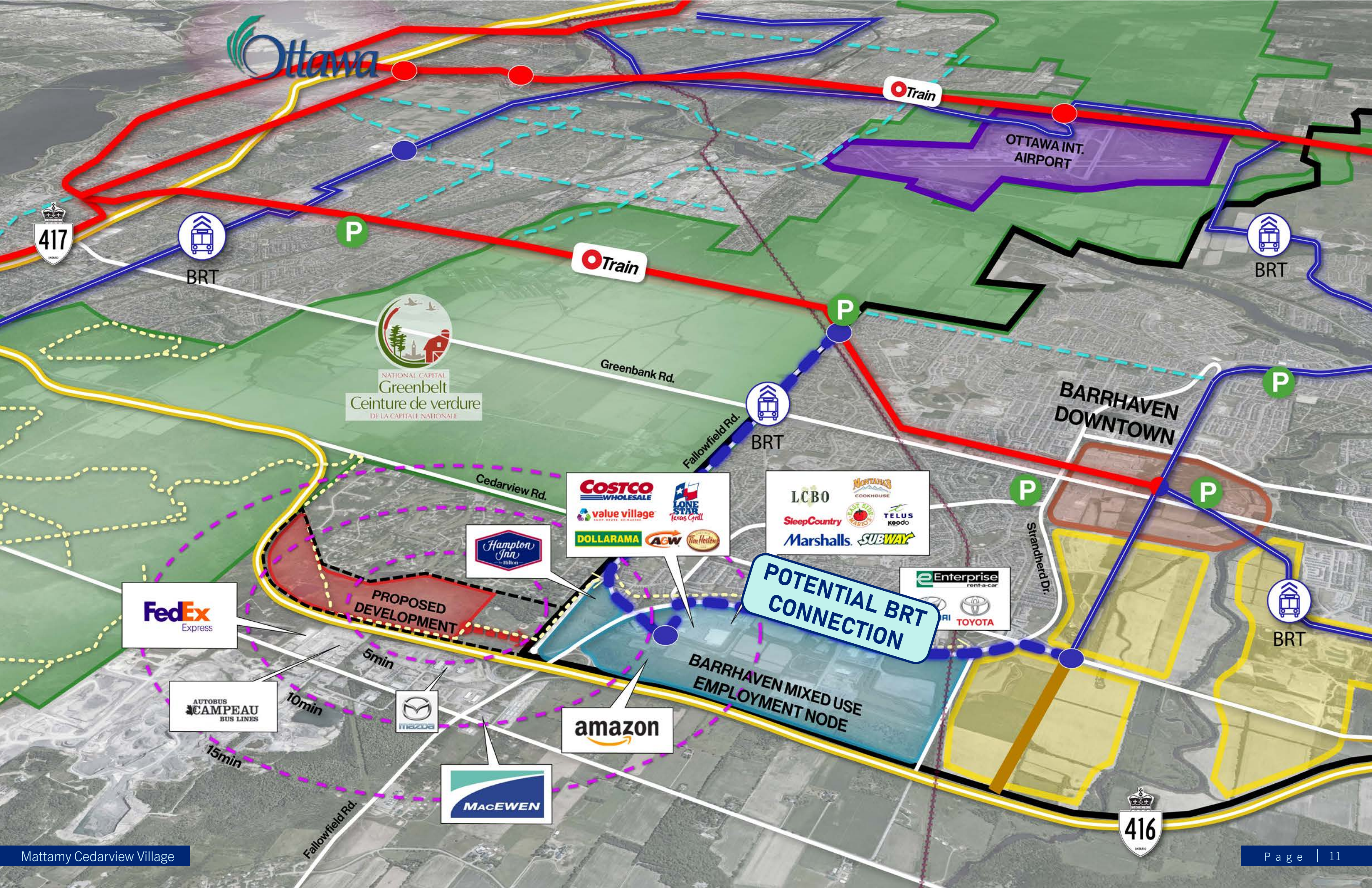
Geothermal heating and cooling, or geothermal, is commonly used to refer to geo-exchange, which is the process of exchanging thermal energy with the ground. Any references to geothermal in this report refer to geo-exchange.

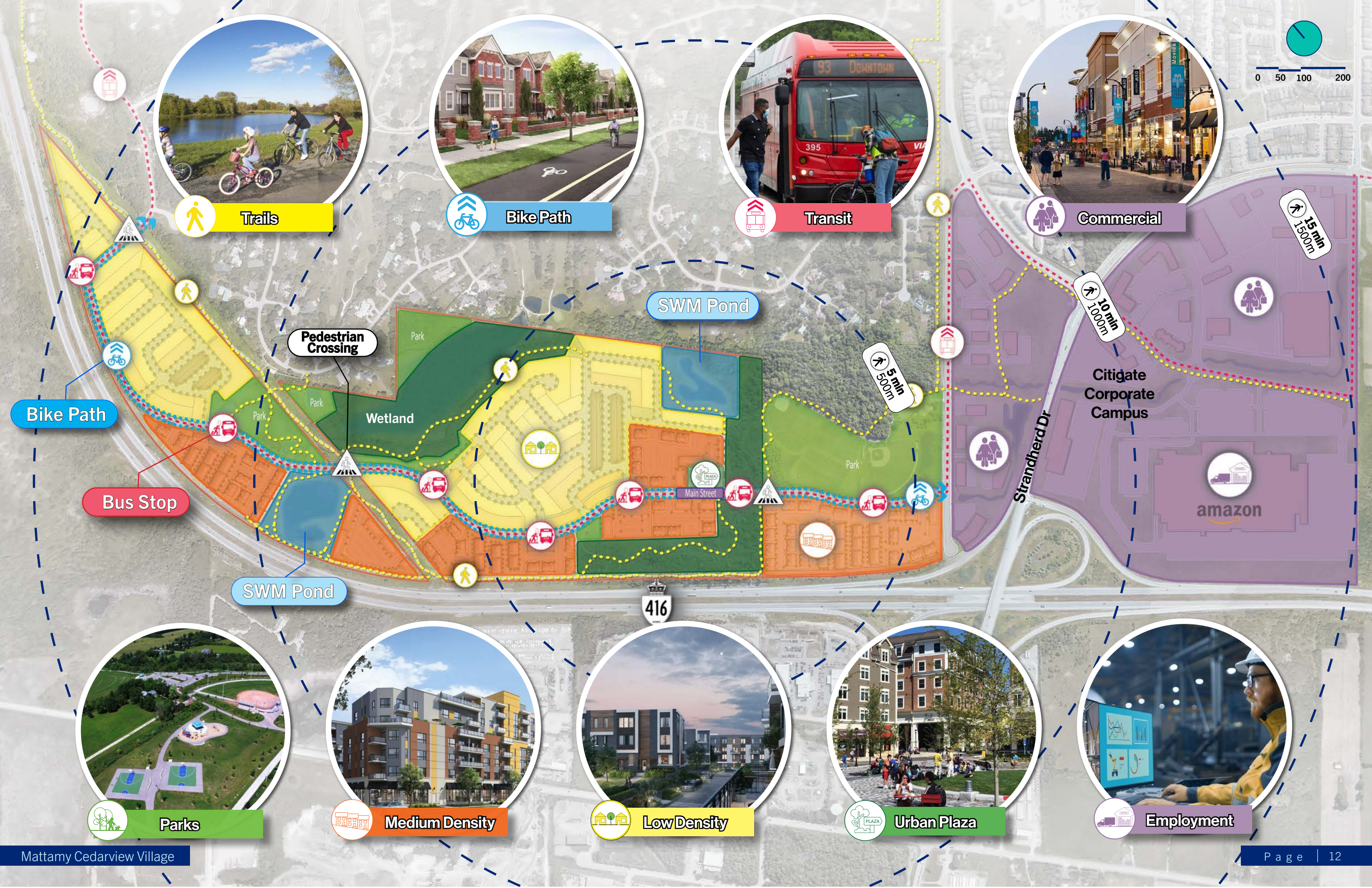
6 Solar

Solar can provide clean energy to homes not currently receiving clean energy through the grid, and help reduce electricity bills. Mattamy offers optional solar upgrade packages, either eight or 22 panel systems, in three Alberta communities. We are also installing solar panels on community-centre buildings in some of our U.S. communities.

7 Testing and verification


It is important to have our energy efforts tested and validated by credible external parties. Several divisions currently assess energy efficiency through third-party verification programs like HERS Ratings in the U.S. and EnerGuide in Canada. Mattamy intends to expand its efforts to achieve higher-performing homes through third-party programs such as ENERGY STAR®, the Canadian Home Builders' Association's Net Zero Homes program and the Department of Energy's (U.S.) Zero Energy Ready Home program.





 Trails



 Bike Path




 Transit



 Commercial

 Bike Path

 Bus Stop

 SWM Pond

 SWM Pond

 Pedestrian Crossing

 5 min
500m

 10 min
1000m

 15 min
1500m

Citigate Corporate Campus

amazon

Strandherd Dr

416

Main Street




 Parks




 Medium Density




 Low Density



 Urban Plaza



 Employment

Cedarview Village Masterplan





Singles/Townhomes
675 units

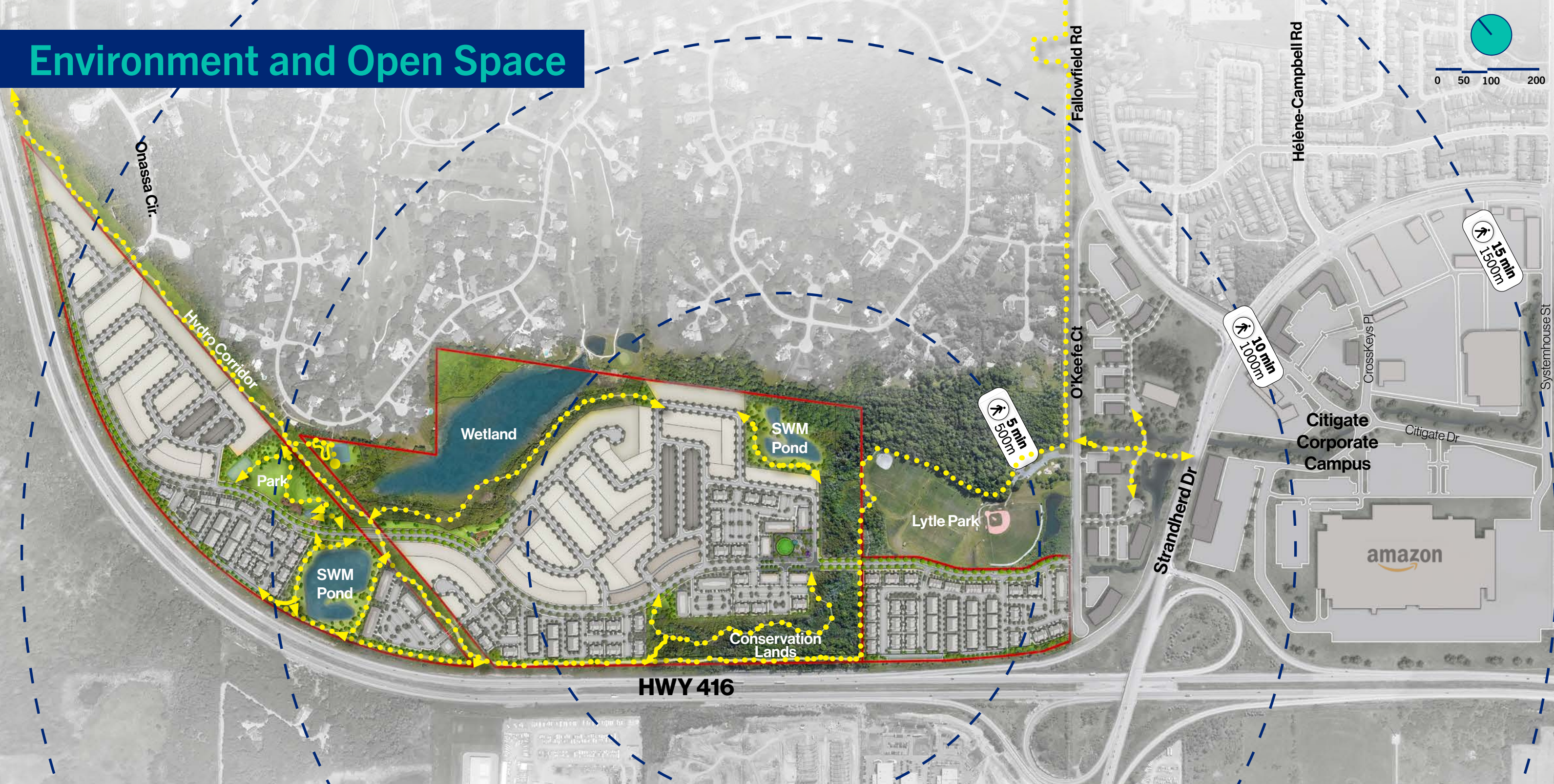
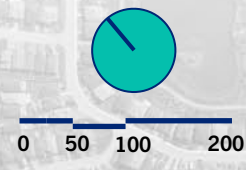


Apartments
818 units

Available for move-in
as early as mid

2027

Environment and Open Space



40%
Greenspace

Parks

Swm

Conservation
Lands

5km
Trail Length

Trails

Cedarview Serviceability

“Required Services
To Door Step”



- | | |
|-----------------------------|-------------------------------------|
| Water Connection | <input checked="" type="checkbox"/> |
| Sanitary Connection | <input checked="" type="checkbox"/> |
| Storm Connection | <input checked="" type="checkbox"/> |
| Fiber Internet Connection | <input checked="" type="checkbox"/> |
| Storm Water Management Pond | <input checked="" type="checkbox"/> |
| Existing Trails | <input checked="" type="checkbox"/> |

Urban Plaza



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Urban Plaza



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Community Park



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Medium Density Housing



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Vision

CEDARVIEW VILLAGE IS A MIXED-USE COMMUNITY DEVELOPMENT WITH THE PROPOSED URBAN BOUNDARY EXPANSION, WHICH WILL BE OPTIMAL FOR A 15-MINUTE COMMUNITY. CEDARVIEW VILLAGE WILL PROVIDE HOUSING OPTIONS VARYING FROM LOW DENSITY TO MEDIUM DENSITY, SUPPORTING THE PRIORITIZING OF TRANSIT TO THIS LOCATION; IT ELEVATES THE IMPORTANCE OF BARRHAVEN'S URBAN EMPLOYMENT AREA, CONNECTS IT TO THE REST OF OTTAWA, AND BE A CATALYST FOR A DIVERSE RANGE OF OPPORTUNITY FOR ECONOMIC DEVELOPMENT. IT IS A NET ZERO COMMUNITY DESIGNED BY INCORPORATING THE EXISTING ENVIRONMENT AND MULTI-USE TRAILS.



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Net-Zero Ready Mixed-use Community in Barrhaven, Ottawa



Mixed-use
Urban Plaza



Transit Connectivity



Outdoor
Amenities



Housing



Sustainable
Community

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