

# Breaking new ground in Caledon East

500-unit infill project will include 35 live-work units along a cluster of 175 townhouses

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SPECIAL TO THE STAR

Not only is it one of the largest expansions of an existing community in the Town of Caledon, a recently approved 500-home subdivision will be breaking new ground in other areas as well.

The Chateaux of Caledon will feature 35 live-work units along a cluster of 175 townhouses at the southern edge of the development site, at the northwest corner of Old Church and Innis Lake Rd. in the village of Caledon East.

It is only the second approved development in the town to offer such units.

There will also be 90 linked bungalows, approximately 235 single family homes on 50 and 60-foot lots and several 70-foot estate lots at the north edge of the development.

Some of the community amenities will include 7,000 square feet of retail space, a town square, a park just under the hectare, a walking trail that will connect with other trails, and what may be the town's first traffic circle.

"This development represents one of the largest infill projects in Caledon East," says Caledon mayor Marolyn Morrison. "The plans indicated that this will be a unique community that truly integrates Caledon's live, work and play motto."

While considerable engineering work has to be undertaken and more than 150 municipal conditions met, the developer is confident the project can move forward fairly quickly.

"Hopefully we will be applying for building permits late this year, or



The 500-home subdivision is one of the largest infill projects in Caledon East and will include 35 live-work units. Some of the community amenities will include retail space, a town square, a park and a walking trail.

early in 2010," says John Spina, project manager for the Vaughan-based Medi-Terra Properties Corp. He doesn't believe the economic downturn will derail that timetable.

That optimism is based on Caledon East's projected growth, which is expected to rise from its current population of 2,500 to 8,400 by 2021 under a secondary plan for the area.

Another factor is the site's strategic location right at the east edge of the village. Despite the large number of planned homes, the location.

is the reason Spina describes Chateaux Caledon in terms of an infill, rather than a greenfield housing project.

"It's a new development and will take several years for all the services to be in place."

But on the south side of Old Church Rd., directly across from the development site, is the Town of Caledon administration building a provincial courthouse, plus a community centre, a recently opened arena, an OPP station, several soccer fields and the Caledon Trailway, a 25-kilometre

recreational path stretching across Caledon. "Just to the west, along Old Church Rd., are several churches."

The development will wrap around an elementary school and nearby is a high school that also houses a Town of Caledon library.

The project was approved by the town earlier this winter after intensive negotiations and revisions by the developer to its original proposals, in response to objections by local residents that the density was too high. However, there have been numerous requests for information from

potential buyers, especially about the live/work units, which was one of the town's requirements.

The three-storey homes would allow professionals to work in custom-designed main floor offices and live on the upper two floors.

Restricting the offices to 800 square-feet will ensure the business conducted there will be compatible with the community, says Spina, who believes the units will be of particular interest to real estate brokers, accountants, lawyers and perhaps even paralegals working at the provincial courthouse.

"I think they can be made to be very functional and can appeal to a number of people who work from home, which is getting to be larger and larger."

But the live/work units are just one aspect of the community, which is targeted at a cross-section of buyers.

The conventional townhouses will appeal to young families and Caledon East's growing senior population who want to remain living in the village, but no longer require the space of a detached home, he says.

"There is the option of an elevator (in the townhomes) and seniors may also be interested in the bungalows."

While specific details still have to be worked out, the developer is considering a number of green initiatives, including geothermal heating and cooling for either individual houses or on a community-wide scale.

As the development has only just received draft approval, prices and final architectural renderings still have to be determined, says Spina. The project will probably be developed in two phases, with the townhomes, bungalows and the town square being built first, he says.

For more information call 1-866-222-1102 or visit [chateauxofcaledon.com](http://chateauxofcaledon.com)