



With the deadline for appeals passed, the development known as Chateaux of Caledon, has approval and will begin to reform the face of Caledon East. According to project manager John Spina, the reformation will be, “memorable.”

CONTRIBUTED PHOTO

The future is now for Caledon East

Chateaux Caledon gets approved, 500 new homes are on their way

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The deadline for appeals on the development labeled Chateaux Caledon has passed, and the project has now been approved. (The deadline was January 14.)

The Town of Caledon has confirmed that they received no formal appeals, and everything is now moving forward at the Caledon East development site.

“I’ve just signed the draft plan, and gave it draft approval,” Mary Hall, director of planning for the Town of Caledon, told The Enterprise.

“They need to pursue more work, drafting engineering

plans, starting to establish servicing in the area, grading work plans, etc. But they’re underway.”

And according to John Spina, project manager for Medi-Terra properties corporation, residents can expect to see things underway this summer.

“We’re hoping to begin pre-servicing this summer,” said Spina. “We are presently beginning the clearance of the (approximately) 155 draft approval conditions; the process will take nine to 12 months before registration and building permits will become available.”

Spina’s enthusiasm for the project is palpable, as the developer outlines plans for a memorable site which he hopes has a chance to become an influential player on the Caledon development scene.

“We have grandiose plans for this project and we are optimistic that it will be admired by the community at large and become a benchmark for others to imitate,” said Spina.

The Caledon East development will see 500 homes, 7000 square feet of retail space and about 2.5 acres of storm water management facilities.

SEE Pg. 3

Development will change face of Town

FROM Pg. 1

With the population of Caledon East expected to be 8,400 by 2021, the Town needed a site, which offered affordable housing options to that population.

The Medi-Terra site offers the type of high-density space needed, but as a bonus, this site will cater to the needs and wants of a massive cross-section of people.

For those looking for an environmentally friendly home: "Our goal is to be as 'green' and environmentally friendly as possible," said Spina. "We are contemplating introducing Geothermal Energy as an upgrade or potentially as a standard feature in all of the units. We are looking at various ways to recycle rainwater to lower the demand on the supply system; we will also be incorporating as many features as possible to reduce water (dual flush toilets) and hydro consumption; energy efficiency will be a priority in our goals."

Spina also added that the site will cater to older residents as well. The Caledon East site will have a number of additions for those wishing to retire to a smaller home close to family.

"We are aware that some of the purchasers of the three storey town homes will be seniors and with that in mind we will be designing our units in ways to allow for the installation of elevators for individuals that will require them," said Spina.

Hopes are high that this development will

not only cater to the needs of its residents however, but the needs of the Town as well. Spina believes the size of the development gives his company a chance to put together an addition to Caledon East which will add to the life of all Caledon residents in the future.

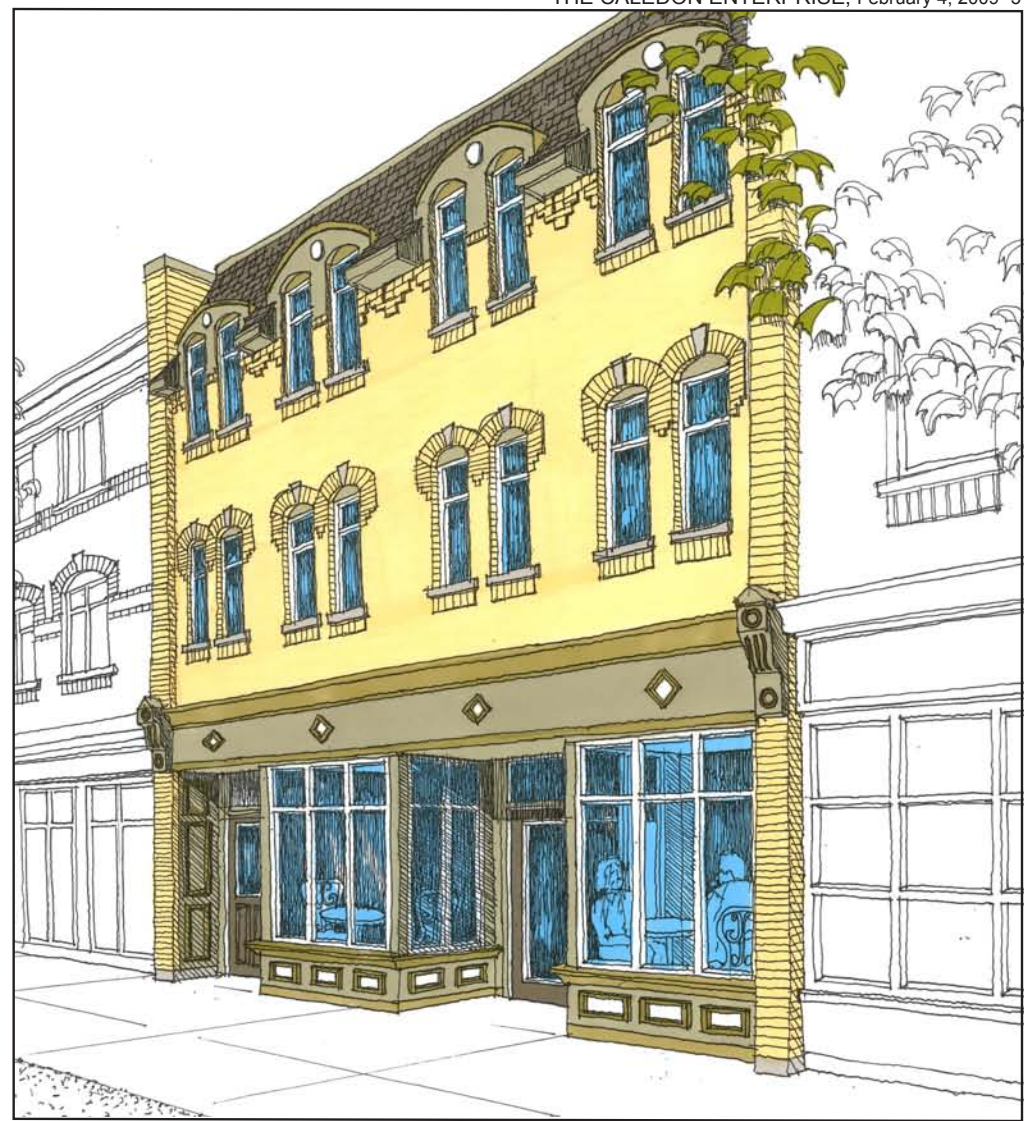
"The Town Square will become a focal point to this community, a place where neighbours will gather to have a java and catch up with the local news," he said. "We will emphasize the trail connection at the north-west corner of the property that will enable residents to walk for miles around Caledon East."

While Chateaux Caledon's process was not always an easy one, the site is underway, and the face of Caledon East is about to change.

"No, this wasn't a typical development application, there was a lot of tension and friction," said Spina. "But it was more a question of incorporating ideas and thoughts which came from public, council members and staff."

"We wanted to give time for feedback, that way what went forward already had input and feedback from the Town and residents."

The application and consultation process started in early 2007. Medi-Terra approached the Town in March/April 2007, and followed through with the application in late fall 2007.



A drawing from the Medi-Terra properties corporation, depicting what one of the building fronts may look like in the Caledon East Town Square. CONTRIBUTED PHOTO

OUR VIEW

Change is coming

Whether Caledon East residents like it or not, they'll soon have a whole whack of new neighbours that new Chateaux of Caledon has been approved.

Approximately 500 new dwellings are on their way, and will add (or in some peoples' minds detract) to the countryside of Caledon East.

At past community meetings, residents have stood up in defiance to the proposal by Medi Terra Corporation, arguing the stacked townhouse style dwellings being proposed, and the amount of people (upwards of 1500) will lead to drugs and crime.

In a past Enterprise article, one local resident was quoted as saying, the development will be like "taking Brampton and dumping it in the heart of Caledon." A little harsh, but this is the sentiment of some 'Caledon Easters,' with the NIMBY (not in my backyard) attitude have taken.

What's clear here is that Caledon is growing and despite repeated efforts to stop this development from pushing through, it is coming. Several community meetings were held in regards to the 86-acre parcel of land at the corner of Innis Lake Road and Old Church Road, and residents' voices have been heard. They don't want crime, they don't want Caledon to end up like Brampton, they don't want high density, but they do want services, shops, parks, and schools.

Councilors have explained repeatedly that the development is a part of the Town's 'Official Secondary Plan' for Caledon East, passed in 2000 with resident input, and basically, the bottom line is that more people are coming.

And so citizens were told to work with the developer, and the needs of the community.

It's evident that when a subdivision of this size moves into a Town that will see population jump from 2000 to 3500, and eventually 8400 in the year 2021, people are not going to be happy, but they're going to have to learn to live with it and make it work. Different sides of the coin will always be taken, but what's important to remember is that Caledon is a town we all share and call home, so if this is a Town we'd like to continue to call home, we need to learn to wor together, and live together because change is coming.