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Coming soon to a lot near you, Caledon East development secures builder

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By Matthew Strader, Enterprise Staff

New homes could be available in Caledon East by this fall.

Caledon East developer John Spina has found the men who are going to lead the construction of 487 homes on his property in Caledon East.

Spina has entered into an agreement with homebuilder Brookfield Homes. An agreement that all parties, including Caledon's political representatives of Ward 3 and 4, and the Mayor, appear to be quite positive about.

"We look forward to working with you guys and seeing this done the way we see it," said Ward 3 and 4 Area Councillor Nick deBoer.

Brookfield was represented by Sid Kerrigan, president and CEO, and Peter Schut, vice president of Acquisitions and Development.

"As a home builder, one of the core needs is lot supply," said Kerrigan. "We like the opportunity in Caledon East because it's a standalone opportunity. We're the only builder in the Town, it's got a small town feel to it, it's close to the city, and it's an infill location surrounded by amenities, a walking trail, a school and more." Kerrigan said his company is also excited about the quality being sought after by Caledon's representatives for this particular development. That Brookfield has the award winning track record to achieve what the Councillors and Mayor want to see, and are intrigued by the variety of product being planned for.

"We're talking about everything from townhomes to large estate lots," he added. "The wide range of products makes this a very exciting project to be involved in."

As far as when people can expect things to get rolling, activity will be happening very soon.

"We have a list of registration that is 7-800 names long," said Spina. "The demand is there."

Spina will see grading and preparation of servicing begin this summer, within weeks possibly, and Brookfield expects to be available for sales this fall, with shovels hitting the ground for home building by next year.

"We are hoping for mid-fall for sales, and then hoping to begin home building next spring."

Schut and Kerrigan said they expect a four-year build out for the 487 units. Should the process go as planned, and all parties work together successfully, the outlook from all voices was positive.

Ward 3 and 4 Regional Councillor Richard Whitehead recommended the builders maintain contact with a local community group that he said has been a constructive working relationship for the Town during the planning process.

He also said that his own research into Brookfield, and the one-builder aspect, made him confident this could be a good deal for the community.

"I think the benefit to this is one builder to the whole development. Personally, and politically, working with one builder is very good. It eliminates a lot of possible conflicts and competing interests," he said. "But also, these guys have won a lot of awards and they build good quality homes, and that's what Caledon East needs."

Spina said that it was a long, and at times exhaustive process, but the relationship with Brookfield is sound, and their track record definitely played a large role in his decision.

"Brookfield has consistently distinguished itself with innovative designs and quality built homes in its master planned communities across the Greater Toronto Area," said Spina. "Together, we will realize the dream of growing Caledon East in ways that are in keeping with the traditions and values of the community."

For information on Brookfield homes, visit: www.brookfieldhomes.ca.



From left, Peter Schut, vice president of Acquisitions and Development, Sid Kerrigan, president and CEO of Brookfield homes join John Spina, landowner in Caledon East, Ward 3 and 4 Area Councillor Nick deBoer, Mayor Marolyn Morrison and Ward 3 and 4 Regional Councillor Richard Whitehead on the edge of Spina's land in Caledon East. Brookfield has entered into an agreement with Spina to build almost 500 units that will make up his Caledon East development.
Matthew Strader photo

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