

E

*local*  
**LIVING**

THE CALEDONIA ISSUE



## 4 A NEW COMMUNITY → TO CALL HOME

Explore our master-planned community in Caledonia, Empire Avalon. Featuring a collection of town and detached, 3 and 4 bedroom homes to choose from, your dream home awaits.



## 8 WELCOME TO CALEDONIA ↑

A small town with big personality Caledonia is a great place to call home and could be the right community for you and your family.

## ↓ WHERE THE LOCALS... 10

From their morning coffee to fun with the kids, to date night, this is where Caledonia locals go.



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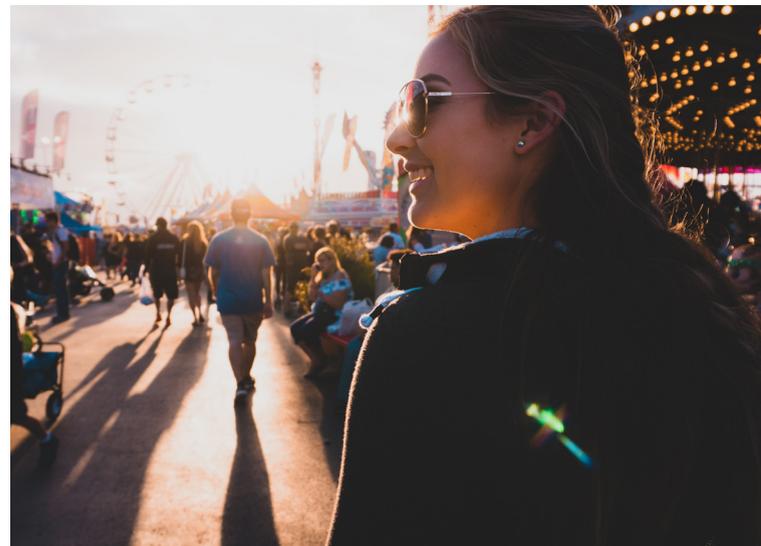
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DISCOVER CALEDONIA'S HEARTBEAT

**EMPIRE AVALON IS A  
COMMUNITY DESIGNED TO  
ENRICH YOUR EVERYDAY LIFE,  
WHERE THE SIMPLE MOMENTS  
BECOME THE MOST MEMORABLE.**



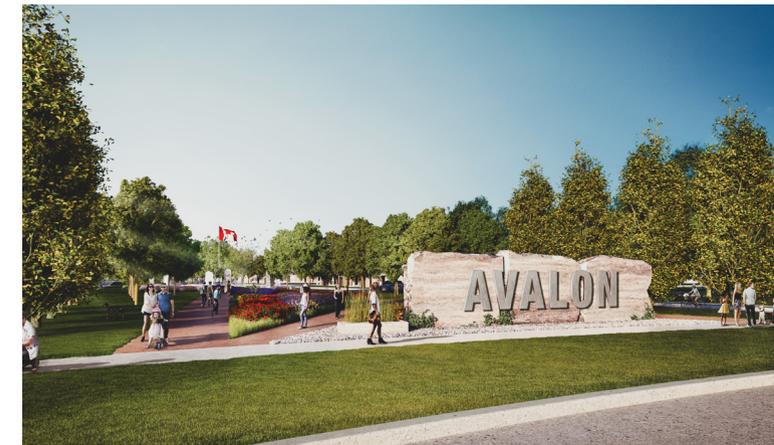
*a new*  
**Community**  
*to*  
**Call Home**



## WELCOME TO EMPIRE AVALON

Launched in 2016, the Empire Avalon master-planned community in Caledonia is home to a growing number of families enjoying the small town charm and abundance of amenities.

**Avalon's multi-purpose sports field is a state-of-the-art facility equipped with a playground, running track, walking paths, basketball courts and tennis courts.**



## BRAND NEW COMMUNITY, SMALL-TOWN FEEL

When complete, the Avalon community will consist of approximately 3,000 new town and detached homes surrounded by playgrounds, winding trails, and nearby schools. Streetscapes will be characterized by graceful architecture and pedestrian-friendly sidewalks, while neighbourhood amenities like the central park will provide endless opportunities for recreation.

## YOUR DREAM HOME AWAITS

Empire is proud to offer a brand new collection of homes at Avalon with an updated, modern look and feel. Redesigned with today's new homebuyer in mind, these new homes feature new exterior materials, architectural details, lighting, interior layouts and more.



HOW A NEW GENERATION  
IS TAKING PART IN THE GTA'S

# RURAL RENAISSANCE

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Disheartened by price surges, bidding wars, lines and over-crowding, an entire crop of Torontonias and GTAers are chasing a slower-paced lifestyle and affordable living options.

It's a reality most GTA dwellers can relate to. A bright eyed youngster sets out for the big city, maybe for school or their first job, or just after a little independence. Taking advantage of every party, networking event and restaurant opening in town, the GTA offers an endless array of opportunities just waiting to be explored. And with their two roommates and maybe a little help from mom and dad; they got this.

Fast forward ten years later, and life has gotten real. Lingered student debt persists, marriage and kids come into play and the realities of the 50-hour work week have them living for the weekend, yet struggling to be able to afford anything. They're trying to save to buy a house for their growing lives.

There has to be an easier way. After all, it seems ridiculous that a dual income household with steady salaries should have to worry about how to pay rent and bills, and maybe go out to dinner here and there. This isn't what they had in mind back when they assumed the suburban life their parents had would never be for them.

Suddenly, even the die hard urbanites are understanding the appeal of moving out of the GTA to a place where the problems of the city won't follow. The small town revival is real, and it is their key to true independence, the type they found in the city ten years ago and which they can barely remember now. A chance for them to stop surviving and start thriving. With the average home price a cool \$100k+ less, these small, under-populated towns give families a chance to invest, to travel, to try new things and most importantly to get out and live, with about half the financial stresses of their big city cohorts.

And it's not quite the death to their social life one might expect either. Cities like Hamilton and regions like Niagara are more populated than ever with young GTA transplants breathing new life into the once sleepy communities, and giving rise to trendy restaurants, artisan coffee shops, recreational opportunities and nightlife. The best part is, these places don't come with a line-up, a cover, or a crowd.

Now, this might be a stark contrast from what the experts tell us - the hordes of magazines, news stories and sound bites we hear proclaiming that millennials are rejecting their parent's lives. They say they hate the suburbs and want walkable neighbourhoods, more density, the most density in fact. Urban sprawl is the enemy. They don't care about children or owning property, they want liberal, shared space policies. That is, until they don't. Until they settle down, have a family and finally realize what they really wanted was freedom to actually live their lives, carve their path and choose their lifestyle.

As you drive through the small towns of Southwestern Ontario, freedom is something that you're barely even conscious of, and yet it's unmistakably there. Country roads that take you through undisturbed green pastures, downtown blocks of historical buildings occupied by one of everything you may need; a grocery store, a hardware shop, a bank

and a medical office. Isn't this the true representation of the growing minimal movement that's starting to take hold? Where neighbours are there for each other, not battling over parking spaces. Where you can still find that artisan cup of coffee or craft beer, and know the person pouring it for you, or believe it or not, the farmer who grew the raw ingredients.

Small towns seem to be the only place left where GTAers stand a chance at starting something that's all their own, maybe even with a little extra money to invest, explore and live a full life.

## CANADIAN HOSPITALITY AND GRACE REIGN TRUE IN THESE TOWNS IN A WAY THAT WE'RE SELDOM ACCUSTOMED TO IN TORONTO

And while these small town transplants may think they'll be shunned by the locals, just one more hipster driving up the demand for new housing and overpriced coffee, Canadian hospitality and grace reign true in these towns in a way that we're seldom accustomed to in Toronto. Sure, you may hear the occasional grumble, but it'll pale in comparison to those you heard all day, every day on subway platforms and in traffic jams. Especially when you start to realize the ones grumbling are becoming familiar faces at your local pub and you can now greet them by name.

It's not just families seeing the appeal either. Business, both startups and large organizations, are making the move (think Amazon considering Kitchener-Waterloo over Toronto's downtown) for the same reason the average Joe is. Lower cost of operation, more room to grow.

When we think back to what experts say about millennials looking for walkable, urban environments, we can't help thinking how that model has proven unsustainable time and time again, in some of the most popular metropolis in the world. As we crawl across the inner city highways, we're seeing communities so dense that neighbours could high five from their balconies (although they mostly just ignore each other) and we can't help but wonder if this is the freedom millennials were really after, or if the neighbourhood they imagined actually looks very different.

Perhaps a place where they can recreate the very best parts of what they've been after, for about half the price and half the hassle. A distilled version; leaving only the stuff they love, like authentic interactions and more face time, a space of their very own and a chance to build something real and lasting. Maybe the small towns of Southwestern Ontario are the place they were really looking for. ♦

# welcome to CALEDONIA

With historical attractions, outdoor adventure, green space and festivals, Caledonia blends the comforts of modern living with local charm. Close proximity to the Grand River and a robust network of trails creates an abundance of ways to keep your family active. Just 15 minutes outside of Hamilton, residents can enjoy the proximity to a growing city, while coming home to the quiet of small-town living.



## // LOCALS LOVE LOCALS COMPLAIN //

The community spirit and local character. Caledonia's main strip is a charming array of historical buildings housing essential amenities with the backdrop of the beautiful Grand River.

Lack of residential growth in the last ten years has left Caledonia with aging housing that doesn't fit the lifestyle of the next generation of Caledonians looking to start their own families in modern digs.

## good vibes

TOWN VIBES BY THE NUMBERS

33%

OUTDOORSY

31%

FAMILY-ORIENTED

26%

FOODIE

10%

CONVENIENT

you should

# live here

if...

1

### YOU STILL COMMUTE OFTEN

Just a 15 minute drive from Hamilton, Hwy 403 and the QEW make Caledonia ideal for commuters who take regular trips to the cities surrounding the town.



2

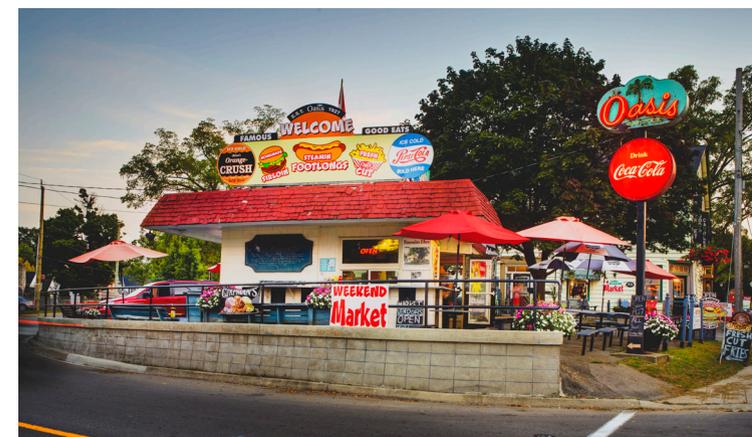
### YOU FEEL AT HOME IN THE GREAT OUTDOORS

Unwind in an intimate community surrounded by lush woods, beautiful parks and undisturbed green landscapes. Enjoy the walking/hiking trails surrounding your home and become fully immersed in the exquisiteness of the Grand River, Caledonia's heart and soul.

3

### YOU CHASE NOSTALGIA

Home to a historic downtown, Caledonia is a great place to stroll and enjoy. Downtown Caledonia offers an array of shops and services that maintain old-world charm while breathing in new life and character into the community.



# where the *Locals...*

GO FOR DATE NIGHT



## DINNER CRUISE ON THE RIVER

Offering romantic lunch, sunset evening cruises along the breathtaking Grand River, this fun twist on a classic date-night never gets old. Enjoy home style meals featuring local Ontario ingredients while taking in the beautiful surroundings.

10 MINS FROM EMPIRE AVALON

PICK UP THEIR MORNING BREW



## TIM HORTONS

A Canadian classic that's always a better experience in a small town, Avalon residents enjoy a 4 minute drive to their local Timmy's in the morning where they'll meet the familiar faces of local commuters beginning their day.

6 MINS FROM EMPIRE AVALON

SPEND WEEKENDS



## CALEDONIA FAIRGROUNDS

A year-round gathering spot and home to the famous annual Caledonia Fair, the local fairgrounds has an old world beauty to it and has become the cultural hub of the town.

5 MINS FROM EMPIRE AVALON

ENTERTAIN THEIR KIDS



## THE KILLMAN ZOO

This charming local zoo is the perfect place to visit with the kids. With reasonable prices and staff that know everything about the animals they care for, this educational and fun experience will appeal to any young one.

5 MINS FROM EMPIRE AVALON

GO GROCERY SHOPPING



## CALEDONIA FARMERS MARKET

Open Thursdays on Argyle Street featuring fresh produce, cheese, artisan breads, flowers and fresh meat cut by a local butcher on site. The market is also known for their selection of delicious jams, honey and preserves.

14 MINS FROM EMPIRE AVALON

GET GRAMMABLE PHOTOS



## GRAND RIVER

The very heart of Caledonia, the Grand River winds right through the tiny town and offers some of the most breathtaking vistas from almost anywhere you find yourself. Locals love the Riverwalk, a leisurely trail that takes you along the entire river.

3 MINS FROM EMPIRE AVALON

GO FOR OUTDOOR FUN



## CALEDONIA SOCCER COMPLEX

A beautiful community soccer complex for recreational and organized sports, you'll find regular little and minor league soccer games housed at this local sports field, located directly across from Empire Avalon

1 MIN FROM EMPIRE AVALON

GO TO WORKOUT



## CROSSFIT CONQUER

Known for their friendly, welcoming environment that fits in perfectly with Caledonia, Crossfit Conquer offers community workout opportunities as well as personal training to meet all your fitness goals.

6 MINS FROM EMPIRE AVALON

# out & about

### RESTAURANTS

Burger Barn  
The Argyle St. Grill  
Nessie's Nest  
The Tartan Diner  
Jia Xing Restaurant

### RECREATION

Monthill Golf and Country Club  
Chippewa Creek Golf  
The Killman Zoo  
Starlite Drive In Theatre  
Haldimand County Cal. Centre

### SERVICES

Shoppers Drug Mart  
Grand River Veterinary  
The Caledonia Clinic  
ESSO  
ServiceOntario

### FITNESS

CrossFit Conquer  
Caledonia Hot Yoga  
Pro-Fit Health Club  
Gym At The Plex  
CrossFit Binbrook

### SHOPPING

Mark's  
CF Lime Ridge  
Lynden Park Mall  
South Hamilton Square  
Market Square Mall

### GROCERIES & DAILY ITEMS

Zehrs  
LCBO & Beer Store  
Food Basics  
Tim Hortons  
Canadian Tire

### PLACES OF WORSHIP

Gateway Church  
St. Paul Anglican Church  
St. Patrick's Catholic Church  
Grace United Church  
Caledonia Congregational

### PARKS & OUTDOOR SPACE

Kinsmen Park  
Patterson Park  
Caledonia Fairgrounds  
Williamson Woods Park  
Seneca Park & Rotary Riverside Trail



# Caledonia's FOODIE SCENE

**C**aledonia is home to a variety of delicious local spots to taste and savour. An unexpected treat for such a small town community, we love the local fair and friendly service you'll find at these little gems, some of which have become staples in the community for years. Just 8 minutes or less from Empire Avalon, this top list of local restaurants is sure to have your mouth watering and your jeans fitting a little tighter.

## NESSIE'S NEST FISH & CHIPS – 6 MINUTES

At Nessie's the fish and chips are made daily from a variety of different types of fish, including halibut and shrimp. They also have mouthwatering chicken tenders, poutine, onion rings, dill pickle spears, pizza crunch, and more. Don't miss the chance to try this local favourite.

## TASTEBUDZ PIZZA – 7 MINUTES

At Tastebudz Pizza, they make remarkable hand crushed pizzas so delicious, they're known as the go-to pizza joint in the area. Trained chefs monitor the ingredients to ensure their taste consistency as well as quality. In addition to delicious pizza, Tastebudz also has appetizers, lasagna, wings, panzerotti, chicken, seafood, salads, and sides.

## VICTOR'S CORNERSTONE TAP & GRILL – 5 MINUTES

Victor's Cornerstone Tap & Grill uses fresh and local

ingredients to make classic recipes. This local lunch and dinner restaurant has rave reviews and leaves customers wanting more. Pair some of their classic choices with their various wines or craft beers — we recommend the Steak and Tomato salad.

## WALLY PARR SAUSAGE – 5 MINUTES

Our favourite of the list, this well known local spot has some of the best sausages we've ever tried. Established in 1969, and still 100% Canadian made, Wally Parr offers affordable, high-quality meats and products that have locals and visitors coming back for more time and time again.

## EUROPEAN EDGE MEATS & DELICATESSEN – 6 MINUTES

European Edge Meats & Delicatessen offers locally sourced meats and produce which are all antibiotic and hormone free. All of their beef is from Norwich, Ontario and is aged a minimum of 21 days to ensure quality and taste. All of their chicken is from St. George, Ontario and air chilled, free run, and grain free. They also offer a variety of lunch options daily such as pork and chicken schnitzel as well as baked goods made fresh in their store.

## SUGAR DANDY – 7 MINUTES

Sugar Dandy is an amazing and extremely popular candy store, offering a wide variety of candies and

## SAUSAGE PARTY →

Five minutes from Empire Avalon and a favourite among the locals, Wally Parr's Sausages contain no fillers and only the best tasting, highest quality meat around.



## EXPLORING AND DISCOVERING LOCAL GEMS IS OUR FAVOURITE PART OF CREATING NEW COMMUNITIES IN UP AND COMING NEIGHBOURHOODS.

chocolate treats that everyone can enjoy. From chocolate covered strawberries to ice cream tacos, they even make their own chocolate bars in house. In addition to the classic menu options, they keep it fresh and sweet by trying out new and delicious candy and chocolate trends.

## THE ARGYLE STREET GRILL – 7 MINUTES

In addition to the amazing Canadian/American Pub food that they offer, The Argyle Street Grill also offers catering for any event. Some of their weekly features include Monday Perch Night, Tuesday Half Priced Wings, Thursday Complementary Mussel Bar, and Saturday Prime Rib Dinner. They offer a huge selection of wing sauces and some of the local favourites include the Infamous Portobello Chicken and the Butterscotch Pots de Crème.

## COLLABRIA CAFE – 7 MINUTES

Where Caledonians brunch, Collabria Cafe is a deliciously indulgent and cozy little spot that has become a local favourite. Although they are open for lunch, we especially love their old-fashioned approach to the most important meal of the day; large portions of the staples like eggs, bacon, sausages and ham that never disappoint. We especially love the eggs benedict (of course) and the panini's for lunch time dining, but an absolute must try is their red potato home fries, a most delicious little twist on a much-loved staple. ◊



A D V

E N T

U R E

*awaits*

# ON THE GO

Pack the car, grab the kids and go.  
Take advantage of local convenience and explore all  
the region has to offer.



## HIGHWAYS

15 MINS TO HWY 403

3 MINS TO HWY 6



## AIRPORTS

10 MINS TO JOHN C. MUNRO HAMILTON INTL. AIRPORT

53 MINS TO PEARSON INTL. AIRPORT



## MALLS

20 MINS TO CADILLAC FAIRVIEW LIME RIDGE

16 MINS TO SOUTH HAMILTON SQUARE



## PUBLIC TRANSIT

24 MINS TO THE HAMILTON GO TRAIN STATION

25 MINS TO THE NASH ROAD GO TRAIN STOP



## NEIGHBOURING TOWNS

24 MINS TO HAMILTON

33 MINS TO BRANTFORD



## CROSS BORDER FUN

1 HOUR + 24 MINS TO BUFFALO, NY

1 HOUR TO RAINBOW BRIDGE TOLL GATE

## THE MAGIC OF THE GRAND RIVER

Snaking its way through Caledonia and a defining feature of the town, the beautiful Grand River serves as the prominent location for town activities and get-togethers and provides a natural gathering spot for family activities, picnics on the weekends or daily running and cycling for local residents.



Experience life outside of your four walls. Open space, more exploring and always plenty clean, fresh air to enjoy.



Experience the Grand River's beautiful waterfront, trails and forests first hand. Join locals in fishing, hiking, cycling, canoeing or just enjoying the exquisite beauty of Caledonia's local river.



## CALEDONIA'S KINSMEN PARK

Caledonia's most prominent waterfront park and trail, the Kinsmen Park and River Walk trail features a splash pad and pool, picnic tables with incredible views of the Grand River as well as tennis courts, baseball field and a place for fishing or launching small boats and kayaks. Following the river is the well-maintained and picturesque River Walk trail, perfect for an easy leisurely hike or bike ride.



## YOUR OWN TWO FEET

Within Empire Avalon's walls, a one of a kind Central Park will become an iconic feature of the community, empowering residents to connect with nature, maintain an active lifestyle and explore their community without dependence on a car.

*Rediscover the Great Outdoors*

# school REPORT



Schools play a major role in the growth of your family, and are often one of the most important considerations when buying a new home. To help Avalon homeowners navigate their way through their new school options, we've put together this guide on all things education.

Empire Avalon falls under the Haldimand County district of the Grand Erie District School Board.

## ELEMENTARY SCHOOL

### CALEDONIA CENTENNIAL PUBLIC SCHOOL

ADDRESS:  
110 Shetland St., Caledonia, N3W 2H1

GRADES:  
JK-Grade 8

EXTRACURRICULARS INCLUDE:  
Craft Club, Recycling Team, School Spirit, Student Council, Office Helpers, 'Karma Chameleons' Club

SPORTS TEAMS:  
Cross Country, Orienteering, Soccer

6 MINS FROM EMPIRE AVALON

## SECONDARY SCHOOL

### CAYUGA SECONDARY SCHOOL

ADDRESS:  
70 Highway 54, Cayuga, N0A 1E0

GRADES:  
Grade 9-12

EXTRACURRICULARS INCLUDE:  
Book Club, Christian Fellowship, Drama, Band, Student Council, Christianity 101 course, International Student Exchange

SPORTS TEAMS:  
Volleyball, Cross Country, Field Hockey, Football, Basketball, Golf, Tennis, Cheerleading, Badminton, Lacrosse, Rugby, Soccer, Softball, Powerlifting, Track and Field, Wrestling

12 MINS FROM EMPIRE AVALON

## CATHOLIC SCHOOLS

The Catholic School system is also an option. Avalon is part of the Brant Haldimand Norfolk Catholic District School Board and has the following available options for Catholic School education.

Local Schools include:  
Notre Dame Catholic School  
St. Patrick's Catholic School

## OUT OF SCHOOL BOUNDARY EDUCATION

There are also several school options outside of Avalon's School Boundary. In order to enroll students in a school outside of your boundary you must gain approval from the Principal of their desired school. Please note that if students are approved for attendance, there is often no transportation provided.

# Higher Learning

With some of the best Universities and Colleges in the Country, Southwestern Ontario is a hotbed of post-secondary education options that make the region ripe for academic excellence.

## BROCK UNIVERSITY

55 MINS FROM EMPIRE AVALON

Brock is a comprehensive research university with more than 70 undergrad and 40 graduate and doctoral programs, including its school of business, faculty of education and school of fine and performing arts. Brock also has the fifth biggest co-op program in the country including placements in history, liberal arts and dramatic arts, facilitating future employment for graduates.

*go here*

IF YOU WANT TO  
MAKE THE NEXT  
BIG DISCOVERY



*go here*

IF YOU  
LOVE TO  
GET INVOLVED



## WILFRID LAURIER UNIVERSITY - BRANTFORD CAMPUS

34 MINS FROM EMPIRE AVALON

Opened in 1999, Laurier's satellite campus in Brantford maintains the same commitment to community involvement and innovative learning as the flagship campus in Waterloo. Laurier has over 200 student-led clubs, award-winning faculty, international education and scholarship opportunities and remains one of two universities in Canada to qualify for the Ashoka U designation, distinguishing global leaders in social entrepreneurship and social innovation education.

## McMASTER UNIVERSITY

24 MINS FROM EMPIRE AVALON

Ranked in the top 100 in the world, McMaster is research focused, student-centred and dedicated to pursuing excellence in teaching, research and scholarship. McMaster is best known for its medical school, but their innovative inquiry-based Arts and Sciences programs are also notable. In their Integrated Sciences program, a maximum of 60 students study science and mathematics in a project-based environment.

*go here*

IF YOUR PASSION IS IN  
HEALTH OR SCIENCE



*go here*

IF YOU'RE  
LOOKING FOR  
FLEXIBILITY



## MOHAWK COLLEGE

22 MINS FROM EMPIRE AVALON

Renowned for its innovation and for skilled graduates, Mohawk College is student-focused and committed to community engagement, including working with local employers to ensuring graduate success. Mohawk also welcomes students of every variety, offering credential opportunities and a custom approach to learning, including blending learning opportunities online and on campus, co-op placements, clinical placements and labs. For continuing education, flexible opportunities or a return to learning, Mohawk is where you want to be.



DISCOVER CALEDONIA'S

# Heartbeat

Find your home, your team, and your people in Caledonia's robust community engagement initiatives.

## GET INVOLVED

Never one to skip a chance to get together and celebrate, Caledonia and the Haldimand County host countless events at all times of the year. Held at several of their outdoor and indoor community gathering spots, some of these events have become well known over the years, including the annual Caledonia Easter Egg Hunt, the Valentine Dance and the much anticipated annual Caledonia Fair at the beautiful local fairgrounds overlooking the Grand River.



**With community spirit you can only find in a small town, Caledonia offers the opportunity to get involved at any age.**



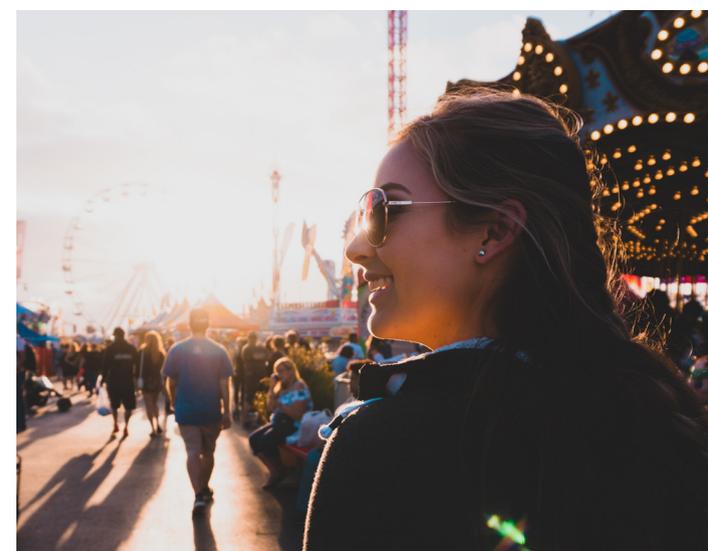
## CHEER THEM ON

Caledonia's official minor soccer association, the Haldimand Youth Soccer Club, is a non-profit organization formed and run by dedicated community volunteers and committed to serving the youth of the community through a fun, engaging and exciting sport. Cheer your young ones on at the Caledonia Soccer Complex, just across the street from Empire's Avalon community.



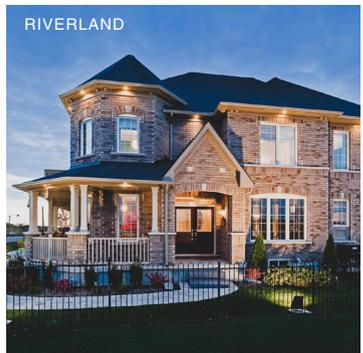
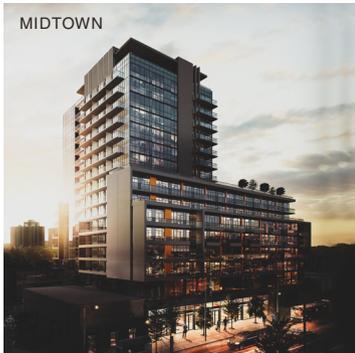
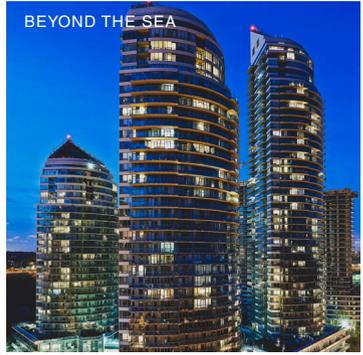
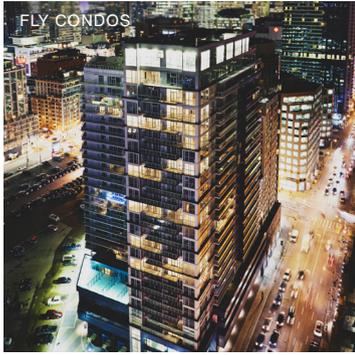
## MEET THE LOCALS

The event of the year, the annual Caledonia Fair, is quickly reaching its 150th year in existence and has not faltered in popularity since. Combining the traditions of a country fair - livestock shows, homecraft and food with continuous entertainment makes this the perfect Autumn outing for the entire family.





**OPEN ROADS,  
REIMAGINED.**



**EMPIRE**

CELEBRATING  
25 YEARS  
BUILDING BEAUTIFUL  
PLACES TO LIVE