

Lunor subdivision to change the face of Elmira | Your online newspaper for Southwestern Ontario

southwesternontario.ca/news/lunor-subdivision-to-change-the-face-of-elmira/

File Photo

GROUNDBREAKING — The sod was turned for Elmira's biggest subdivision to date last fall. The Lunor subdivision could bring as many as 1,700 homes to Elmira's northwest corner. Dignitaries were on hand to mark the special occasion. From left: Steve Menich, Elmira District Community Living, Donna Haid, Elmira District Community Living, Shawn McGuire, Lunor, Danny Finoro, Lunor, Peter Finoro, Lunor, Sam Scicluna, Lunor, Woolwich mayor Todd Cowan, and Woolwich Township director of planning and engineering, Dan Kennaley.

Gail Martin

Independent Editor

The face of Elmira is changing. The Lunor subdivision, being built on the west side of Elmira just off Church Street, will bring up to 1,400 homes to the town, over the next 15 years. This summer, Elmira residents saw the beginning stages of the development, as earth was moved, services put in, and everything was made ready for the first phase, which will include 103 freehold houses, including semis and townhouses, along with another 102 condominium units. The first homes are expected to be sold this fall. For Shawn McGuire, it has been a long time in coming.

McGuire, land development manager for Lunor, has been working on the Country Club Estates project since 2005. “Eight years of my life has gone into this,” said McGuire. “It’s a very major undertaking.” The development, which involves Sam Scicluna of Claysam Custom Homes Ltd., along with Danny and Peter Finoro, of Finoro Homes, is taking place along 175 acres of land bordered by Church Street on the south, and the Kissing Bridge Trail to the north. It will connect to existing housing just west of Snyder, and will include land for a new fire hall for the town of Elmira, as well as a new Riverside school, slated to be built in 2014. It will also have extra parkland dedicated to the township — with the school land backing onto the open space, effectively giving the school and community even more open space than would normally be allotted to a school property. The project was given official council approval last year, and a groundbreaking ceremony took place last November. Work began this spring in late May, with Lunor needing 100 clear days to complete the grading and get the services in place to get ready to build homes this fall. McGuire said the site has been very active, with “dozens of people working here on a daily basis.” The Lunor development is being billed as a “complete” community, with commercial blocks being part of the development, allowing future residents the ability to access different services and retailers right within their subdivision. The overall design was developed through a process where 12 different design firms were invited to submit ideas for their ideal community. While one design was not selected, elements of many of these ideas have come together for the overall look of the community, including some different special touches to the community, complete with special street lights, to give it a sense of being a community set apart. There has also been work to ensure that the existing residences near Snyder will be facing similar-sized properties in the new development, to keep the transition between the two areas as smooth as possible. McGuire said that Lunor chose to locate in Elmira for a number of reasons. For McGuire, some of those reasons are personal — he met his wife in Elmira. “Elmira’s been a good little place for me,” said McGuire. Peter and Danny Finoro had also worked on previous projects in Elmira, including the Poffenroth/Robb development, on the opposite side of Church Street. And McGuire said that he also prefers to work in small towns, finding that those types of developments suit him better than the kinds of projects that happen in bigger centres. “For me, I like the smaller markets,” said McGuire. “Overall, we have had good experiences in Elmira.” He also believes that Elmira is a community that is destined to grow and flourish, and that the Country Club Estates development will grow along with it. “There is a community feel to (this development,)” said McGuire. “This is a a community that sets itself apart from any development on a local area. I’m glad to do something on this scale for Elmira.”

