ENCORE

GREAT
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WHITBY
MEADOWS

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MEADOWS

A community that inspires family values and provides value to all families.

Family. Home. Two meaningful words, when united become an even more beautiful concept. Not unlike the shared vision between Great Gulf and Whitby Meadows – working together to create an even greater community. So much more than just a place to live, this will be where people are brought together, memories are made, and family's dreams come to life.

Illustration is artist's impression. Details subject to change without notice. E. & O.E.

Family comes first.

A beautiful home, space to grow, places to play and connect with nature, all within a community that represents the best a family can be.

Whitby Meadows is an idyllic master-planned community located in central Whitby, one of the fastest growing family-centric neighbourhoods in Canada. Whitby Meadows is poised to offer a complete lifestyle community featuring charming neighbourhoods, acres of green space and proposed schools – all closely connected to everyday urban conveniences.



Now add Great Gulf to this exciting concept for family living and every detail becomes just that much better. Great Gulf is known for their superior developments and master-planned communities in this region of Ontario, as well as award-winning projects all throughout the GTA. With over 50 years of experience, the dream of living better is a reality with Great Gulf. You can expect thoughtfully designed homes that offer the latest efficiencies for healthy, environmentally-friendly living.



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Great Gulf Whitby Meadows will provide this all in a beautiful neighbourhood surrounded by abundant nature and urban conveniences.

Classic, charming design, ample space plus a great neighbourhood – all things every family wants in a home.

All things you'll find at Great Gulf Whitby Meadows. Welcome home to a collection of gorgeous family-size singles, semis and townhomes that not only provide stylish finishes, but practical space to live in.

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Homes designed with families in mind.





Even more unique is Great Gulf's dedication to understanding every family's various needs and providing multiple layout options to best suit them. From moving your laundry room to the second floor, expanding your mud room, to walk-in closets, optional skylights, kitchen layouts and finishes – the choice is all yours. Plus, your new home is on a family-friendly street and close to nature in a connected neighbourhood – everything you want to raise a happy family.

Family time served daily.



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Gather the family and stir it up in a gorgeous open-concept kitchen that invites good meals and great times together.

Thoughtfully designed to maximize space, a handy island bar doubles as extra prep area and a cozy place to eat. Contemporary style complements comfort with quartz countertops, under-mount sinks and design-forward cabinets adding a bit of flair to the flavour.



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Living room to the fullest.

Whether it's family time, entertaining time or quiet time, these stunning spaces inspire a beautiful time.

Spaces that are modern, warm and inviting with expansive windows specifically designed to let in more natural light. A stunning fireplace offers a focal point to gather around and spend quality time together.



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Room to dream.

Whether it's time to wake up on the sunny side or relinquish the day, beautiful bedrooms set the perfect scene to relax, recharge or rest in.

Simple, clean style blended with deluxe finishes creates a new level in comfortable living.

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Make your next home an ENERGY STAR® certified home.



ENERGY STAR is an internationally recognized standard for energy efficiency, created to identify products that deliver the highest level of energy savings and sustainability.

Great Gulf Whitby Meadows is designed to meet ENERGY STAR Certification to help you save an average of 20% on energy compared to a typical home.

Every ENERGY STAR home is constructed by trained builders who are licensed by the Government of Canada and fully inspected for compliance by third-party ENERGY STAR professionals. In contrast to typical homes, these ENERGY STAR homes are held to higher standards, and are issued a certificate and registered with Natural Resources Canada when complete. For every Great Gulf ENERGY STAR home, we go even further and perform inspections twice throughout the construction process, once more than what is required for ENERGY STAR home standards. The Canada Mortgage and Housing Corporation (CMHC) also provides rebates to buyers of ENERGY STAR qualified homes, helping you save energy and money.

When rigorous ENERGY STAR requirements are applied to new home construction, the result is a home built better from the ground up, delivering **better durability, better comfort and reduced utility and maintenance costs.**

Smarter construction. Better materials. Higher standards.

Heating and Cooling

Be comfortable year-round while consuming less

- Sealed duct work for more efficient distribution of heating and cooling, resulting in more consistent, comfortable home temperatures and significantly lower energy use.
- ENERGY STAR certified furnace coupled with a Heat Recovery Ventilator (HRV) results in healthier air intake, better control of humidity, lower energy bills and proper distribution of fresh air throughout the house.
- An ENERGY STAR certified programmable thermostat helps you keep your energy bill low.
- Ducting is properly sized for future air conditioning installation.

Insulation

Cozy spaces for you to enjoy

- The building envelope of your ENERGY STAR certified home is sealed tightly, which helps reduce air infiltration and drafts, and allows your furnace to run more efficiently. This is important because 30% of heat loss is due to a leaky building envelope.
- Insulation around windows and doors is low expansion polyurethane spray foam to create a tight air seal.
- Wall insulation in an ENERGY STAR home exceeds the Ontario Building Code requirements.
- High-performance ENERGY STAR windows, doors, and skylights keep the heat in during the winter and out during the summer.

Electrical and Plumbing

All of the conveniences, without all the energy costs

- LED lights that deliver up to 100,000 hours of use, to be installed in all light fixtures.
- High Efficiency Hot Water Delivery System installed.

Healthy Living and Sustainability

Breathe easier and healthier

- Ducts are closed during the construction process and professionally cleaned before you move in, ensuring the air in your home is clean and free from dust and contaminates.
- Envelope air tightness in Great Gulf homes are third party verified.

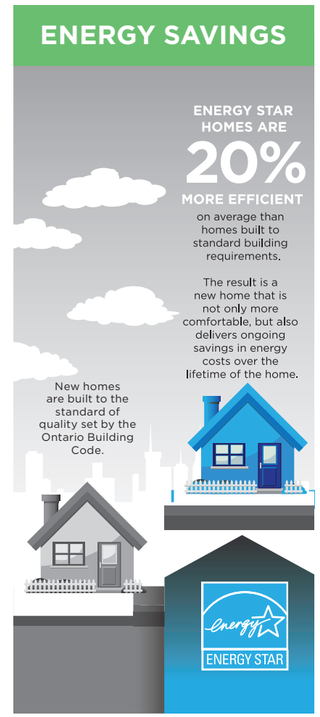
Some items may be upgrades. Specifications subject to change without notice. See sales representative for details. E. & O.E.



Air Tightness

30% of heat loss is due to a leaky building envelope.

Great Gulf designs and builds to reduce heat loss and consults independent third parties to test and verify the air tightness of each home.



Environmentally & family-friendly.

Better for your family. Better for the environment.

Living in a home built with smarter construction, better materials and higher standards not only improves the comfort of your life indoors and helps the planet, it saves you energy and money. Great Gulf Whitby Meadows offers many standard and optional sustainable elements to help improve the comfort of your home.

Lumber Selections

Great Gulf takes care in the selection of our wood: the most important building material in our low-rise home division. Great Gulf only selects from sustainable forestry vendors that are then tested and screened at the facility for moisture, warping, and other imperfections. Any wood that does not meet our standards is immediately returned to the supplier for exchange.



LED Light Bulbs

Each home is equipped with LED light bulbs outfitted in the fixtures for maximum energy savings and resilience in longevity of the bulbs.

Dimmer Switches*

Allows to set different light level for different moods and/or occasions. By setting the dimmer to 80%, you can save as much as 15% on lighting costs and extend the bulb's lifespan.

Motion Sensor Switch for Lights*

Automatically turns the lights on and off when detecting motion. Ideal for bathrooms, closets, utility rooms, etc.

Timer Switch for Bathroom Exhaust*

Timer switches provide quiet, accurate timing for control of lighting and motor loads and reduce energy costs. Especially ideal for exhausting excess humidity after showering.

USB Outlet*

A convenient tool allowing for easier charging of phones, tablets, etc., leaving plugs free and clear for use.

Triple Glazed Windows

Contribute to a higher energy performance adding to the home's comfort, such as a quieter sleep in a temperature-controlled environment.

Skylights Fixed*

Perfect for illuminating closed-in areas such as hallways, stairwells, etc. An economical choice for creating a spacious home filled with natural light.

Skylight Vented*

Natural lighting solution that opens at the touch of a button, allowing for air circulation, creating a "stack effect". The rain sensor automatically closes the skylight during inclement weather.

Conduit to Attic

Rough-in conduit from the basement up to the attic for future installations requiring attic access (e.g. solar, satellite, etc.). Location determined by the Builder.

Fully Ducted HRV

An HRV unit uses the home's heat to control the temperature of fresh, outside air and reduces condensation while providing the house with clean, fresh air all year round.

Low Flow Fixtures

Low flow fixtures (faucets, toilets, etc.) conserve water using high-pressure techniques to produce a strong, equal flow with less water than typical fixtures, providing significant savings.

Water Shut Off Valves

Shut off valves for all sinks and toilets for simple plumbing management and ease of mind.

Sensor Operated Kitchen Faucet*

Hands-free convenience with MotionSense, a Moen-designed faucet that utilizes two advanced sensors to offer flexibility and minimize waste.

Under Slab Insulation*

Installing under slab insulation creates a thermal break with the ground below, helping to stop moisture and cold transfer through the slab, keeping your feet warm and happy.

Spray Foam Insulation

Spray foam insulation used in garage ceiling below any habitable space for improved thermal comfort and quality of living.

Humidifier*

Puts moisture back into the home's air reducing dryness and airborne germs, and increasing overall household health.

Humidity Sensor*

Detects excess humidity in a room and automates the ventilation fan to exhaust excess condensation from the environment.

Kitchen-Designed Waste Management*

A simple, easy, and integrated addition to help with separating waste, organic waste, and recycling without worrying about kitchen space.

Whole Home Surge Protector*

Installing a surge protector at the main panel in a home allows for peace of mind: all the systems and appliances are protected against any electrical surges on the main grid.

Zero VOC Paint

Zero volatile organic compound paint is used throughout the home to promote a healthier indoor environment.

EV Charger Rough-In

Rough-in conduit for future installation of an electrical vehicle charger located in the garage.

WiFi Garage Door Control*

Control the opening and closing of your garage door with any mobile device, offering you flexibility and peace of mind.

- Efficient Temperature Control
- Water Saving Feature
- Energy Cost Savings
- Reduced Sound Transmission
- Comfort Living
- Natural Lighting Solution
- Integrated Home Convenience
- Smart Home Technology
- * Optional Finishes

Some items are upgrades. Specifications are subject to change without notice. See a sales representative for details. E. & O.E.
Not all options are avialable on all models or elevations.

A neighbourhood abundant in life.

Whitby has it all, and more.

A serene lakefront community located in the heart of Durham Region where the best of nature blends with charming urban living.

Built to inspire family lifestyles, the community is pedestrian-focused, cycling oriented and rooted in its abundant green space and active living. The area is full of soccer fields, baseball diamonds and pools for year-round fun, as well as Canada's largest municipally owned recreation facility The Iroquois Park Sports Centre, for sports and entertainment.



Whitby is booming and celebrating a new vision, one that is built on the foundation of a rich history currently being captured by the revitalization of two nearby downtown districts. This is a close-knit community, one that's full of great schools, shopping and dining, entertainment and gorgeous lakeside nature. Everything that makes Whitby one of the most enviable locations to call home.

Naturally Whitby.

Whitby is a nature-lover's four-seasons dream.

Boasting over 125 parks, 950 acres of active parkland, 1,000s of acres of lush open space and beaches, plus 60 kilometres of trails, such as the renowned Ash Creek and Heber Down Conservation area. Whether on foot or bike, set out to explore local trails including Brooklin Lions Trail, Cullen Central Park Trail and Otter Creek to name a few. There are also a host of championship golf courses close by and when winter arrives hit the trails on snowshoes and ski hills at Dagmar and Lakeridge resorts.

Whitby's waterfront offers up a scenic escape packed with an abundance of leisure activities. The landmark marina provides sailing and paddle board lessons, a public ramp to launch your own boat, kayak or SUP, and more laid-back options like relaxing at the harbour clubhouse. From miles of trail pathways and beaches to picnics at Kiwanis Heydenshore Park and playground splash pads for the kids at Rotary Sunrise Lake Park – the lure of the water always calls.









And if you want to stay closer to home, there's a 10+ acre park right in the heart of Whitby Meadows.



Destination Downtown.

Whitby is proud to highlight two historic downtowns – Whitby and Brooklin – both boasting distinctive historical buildings and character.

The charming neighbourhoods offer a diverse selection of restaurants, eateries and pubs, as well as unique boutiques and shops. Celebration Square in downtown Whitby and Grass Park in downtown Brooklin are year-round community gathering places with seasonal events for the whole family.

From art exhibitions at the Station Gallery and local productions offered at the Courthouse Theatre to Whitby's Harvest festivals and Farmers' Market – this is community at its best. Plus, with easy access to the 401, 407, 412 and GO Transit, Great Gulf Whitby Meadows makes it easy to get where you're going if you want to venture farther.









Public Schools

1. Williamsburg Elementary
2. Jack Miner Elementary
3. Whitby Shores Elementary
4. Sinclair Secondary
5. Donald A. Wilson Secondary
6. Colonel J. E. Farewell Elementary
7. Captain Michael VandenBos Elementary
8. Ormiston Elementary
9. Fallingbrook Elementary
10. Glen Dhu Elementary
11. Sir Samuel Steele Elementary
12. E.A. Fairman Elementary
13. C.E. Broughton Elementary
14. West Lynde Elementary
15. John Dryden Elementary
16. Julie Payette French Immersion Elementary
17. Henry Street Secondary
18. Trafalgar Castle International Boarding
19. Stephen G. Saywell Elementary
20. Bellwood Elementary

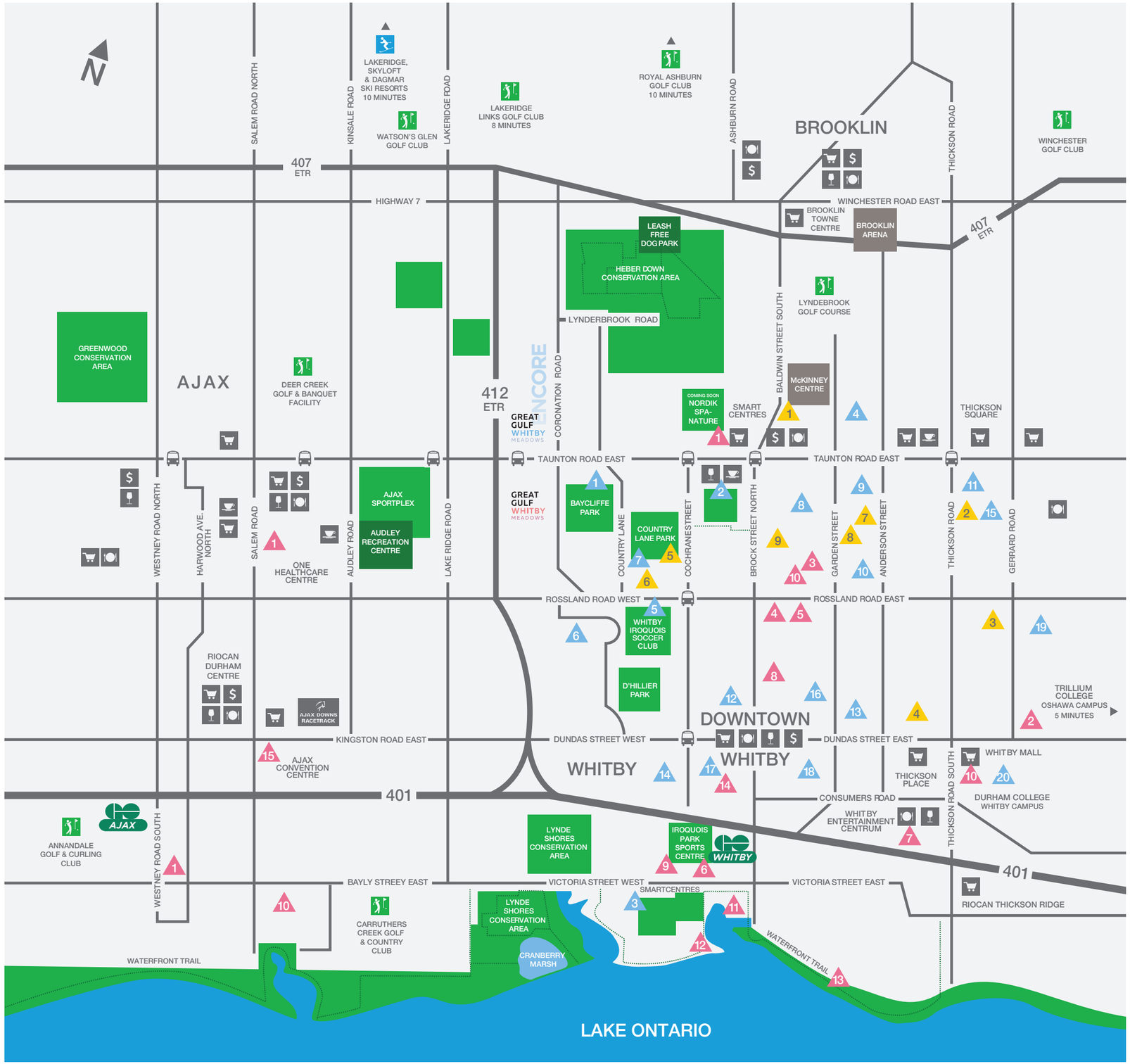
Separate Schools

1. École secondaire catholique Saint-Charles-Garnier
2. St. Mark the Evangelist Catholic Elementary
3. St. Paul Catholic Elementary
4. St. Theresa Catholic Elementary
5. St. Luke the Evangelist Catholic Elementary
6. All Saints Catholic Secondary
7. Father Leo J. Austin Catholic Secondary
8. St. Bernard Catholic Elementary
9. St. Matthew the Evangelist Catholic Elementary

Places of Interest

1. GoodLife Fitness
2. Animal Emergency Clinic
3. Whitby Animal Hospital
5. Whitby Civic Recreation Complex
5. Town Hall
6. Station Gallery
7. Landmark Cinemas
8. Whitby Curling Club
9. Abilities Centre
10. Service Ontario
11. Port Whitby Marina
12. Whitby Yacht Club
13. Heydenshore Pavilion
14. Whitby Courthouse Theatre
15. Life Time Athletic

Shopping
Restaurants
Liquor/Beer
Cafe
Banks/ Financial
Ski Resorts
Golf Course
Walk/Bike Trail
Bus Routes
GO Station

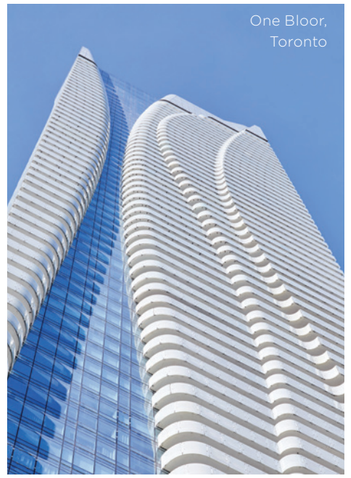


Artist's concept. Specifications subject to change without notice. Not to scale. E. & O.E.

Building great spaces.

Life is all about spaces. You need space to grow. Space to think. A space to live in and sometimes, you just need a space to call your own.

Great Gulf began in 1975 with a belief that we weren't just building homes but creating spaces. From our first lot in Cambridge to residential, commercial and recreational developments in 20 cities across North America, we've come a long way. While a lot has changed in that time, one thing hasn't: our unwavering commitment to building spaces that inspire people to live greatly.



One Bloor, Toronto



Summerlyn Village, Bradford

With an unparalleled dedication to every customer for more than 50 years and over 100,000 homes, we celebrate a well-earned reputation that can only be described with one word: GREAT.

GREAT GULF



Wesfield, Brampton

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