



{ special edition }

MY NEW SEATON

BY TOWERHILL HOMES

{ it's all here }

Brought to you by **TowerHill Homes**, My New Seaton is your personal guide to how the GTA's most visionary new urban centre can let you live better than ever!



Imagine Your New Life
In New Seaton

in this issue. 

7 Reasons Why You'll Love Living in New Seaton

Benefits of Spending Time With Nature

Preview of New Seaton Home Designs

And much more!



A NEW APPROACH TO COMMUNITY DESIGN.

DISCOVER VISIONARY DESIGN AT THE GTA'S MOST INNOVATIVE PLANNED COMMUNITY

At Tower Hill Homes, we know that to truly love your home, you need to love your neighbourhood as well. At New Seaton we've been proud to collaborate with all levels of government to create a community that goes far beyond anything else available in the GTA. In addition to beautiful family homes, New Seaton has the best in 21st century infrastructure and amenities built right in from day one, so your family can enjoy a lifestyle that is convenient by design.

With a community as special as this, we knew we needed a really special way to share it with you. That's why we've created My New Seaton Magazine, a dynamic showcase of everything that distinguishes New Seaton as the GTA's best new place to call home. We hope that you'll find the articles contained here to be both interesting and entertaining, and we know that once you discover New Seaton for yourself, you'll agree that there is no better place to call home.

Sincerely,

Tower^{HOMES}**hill**
Generations of Excellence

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a Triumph of New
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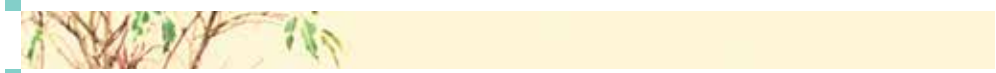


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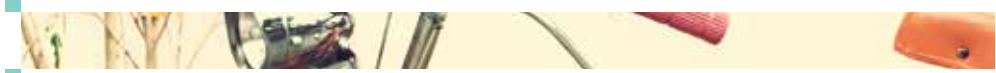
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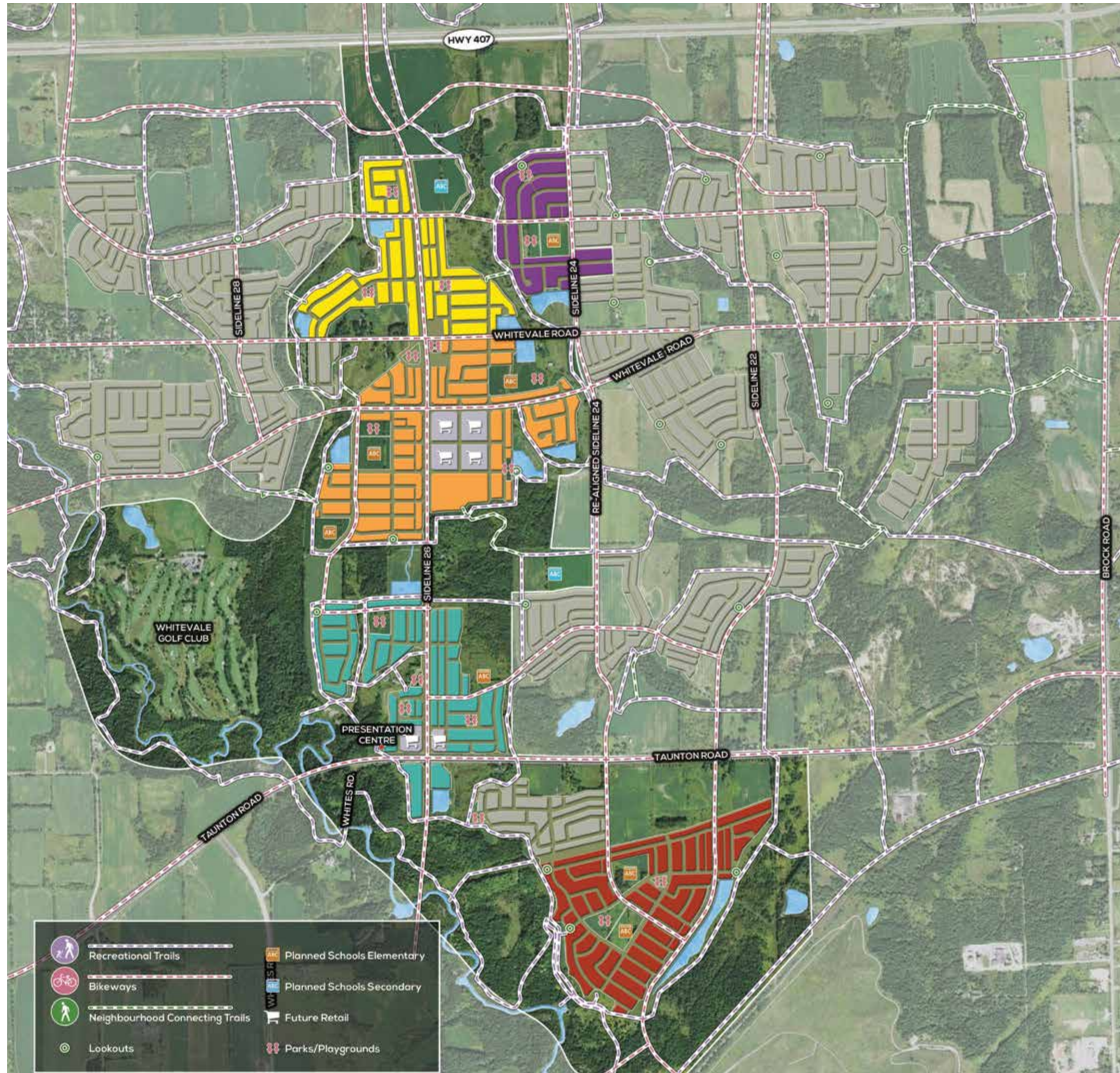
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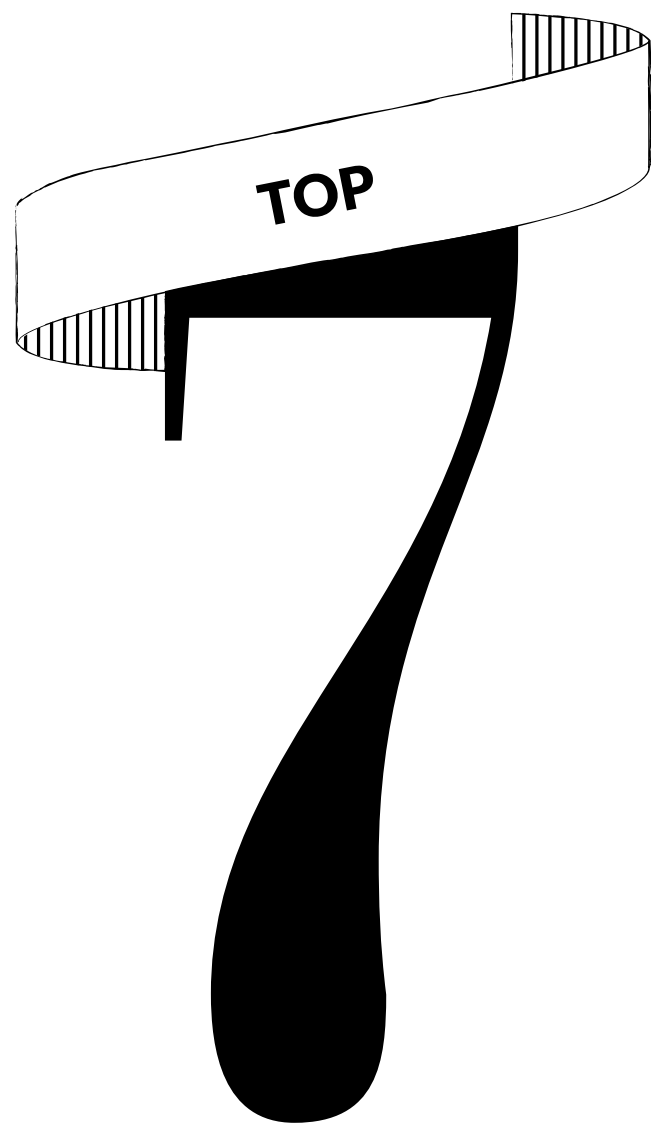


A NEW WAY TO LIVE. A BETTER PLACE TO CALL HOME.

When completed, Seaton will let you enjoy a world of remarkable beauty and convenience right at your doorstep. Pedestrian friendly main streets will feature shops and restaurants. An extensive natural heritage system will let you enjoy the area's rich natural landscape with an expansive trail network. Well-planned streets and neighbourhoods will make it easier than ever to get around, with a network of designated bike lanes and easy access to public transit. It's a better way to live, and it can be all yours at New Seaton.



Discover a Triumph of Modern Community Design at New Seaton



REASONS WHY YOU'LL LOVE LIVING IN NEW SEATON

New Seaton is a master planned community in the heart of north Pickering's all-new master planned Seaton neighbourhood. This community is part of a bold wave of New Urbanism that will transform the landscape of the GTA in countless exciting ways. Here are just a few of the reasons why homebuyers are so excited about this visionary new community.

01

YOU CAN ENJOY THE GTA'S BEST SELECTION OF

Home Designs

Everybody has their own tastes, so its great when you discover a community that offers a wide range of homes to choose from. At New Seaton, you can have your pick from a great selection of signature home designs by acclaimed builder TowerHill Homes. With both traditional and contemporary architecture homes available you can find something that's perfect for your tastes and your life here.

02

YOUR KIDS WILL GET A WORLD CLASS EDUCATION



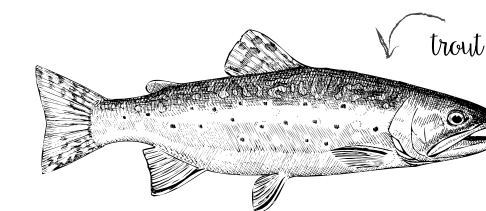
New Seaton puts your family in the right place to take advantage of some of the newest primary and secondary schools in the country. Each neighbourhood in the Seaton community is proposed to have its own primary school and its own secondary school, so you can ensure that your children are getting access to the best education possible.

03



Live in a 21st Century Transit Hub

New Seaton has been designed with your modern lifestyle in mind. GO Transit, Durham Transit, Hwy. 407 and Hwy. 401 are all right here, making it easy to get around the GTA in no time flat. Plus an expansive network of community bike lanes and trails make it safe and easy to get around on pedal power as well!



04 Everything You Need is Right Here

You can walk to shops, restaurants and markets in under 10 minutes. Not to mention the easy access to places of worship, community centres, libraries and more!

05

YOU CAN LIVE WHERE YOU WORK

Once completed, Seaton is projected to offer about 35,000 new jobs through the creation of business districts right in the neighbourhood. This will give residents easy access to a huge new job market just steps from their front door!



06

You Can Get Amazing Value on a Home from a Leading GTA Builder

Competitively priced, well built homes are what have made TowerHill Homes one of the most respected names in Toronto's home building industry.

07

It's Your Chance to Be At One With Nature

Over Half of Seaton's 3,000 Hectares will be designated as part of a natural heritage system of parks, trails and woodlands — including over 13 kilometres of trails on the Seaton Master Trail Plan.





CONVENIENT BY DESIGN.

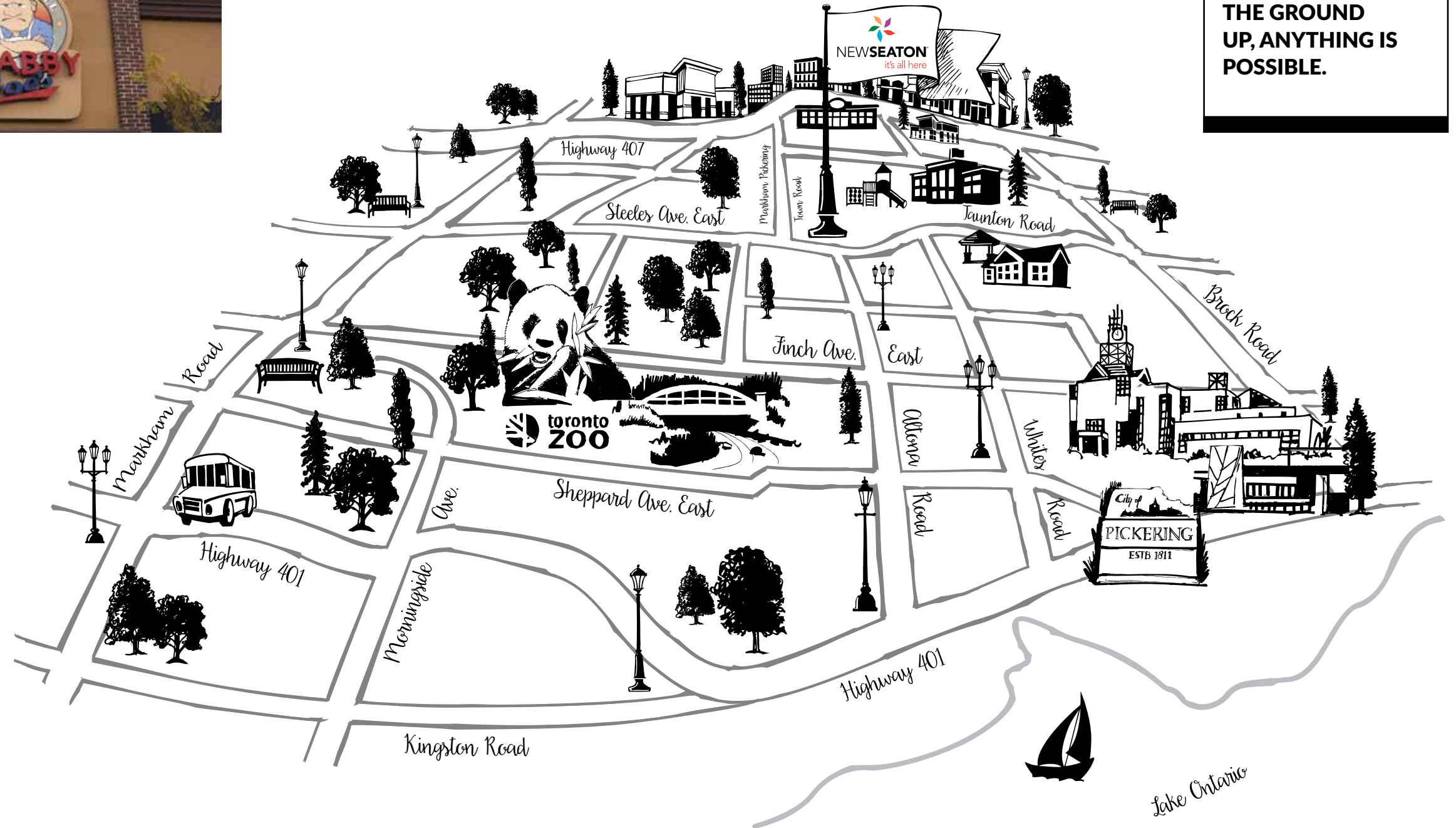


New Seaton lets you live the GTA lifestyle you've always wanted. There are amazing numerous planned parks, retail, schools and community hubs designed right into your community. If you're looking for even more shopping and dining options, a quick drive south brings you to downtown Pickering. A 10 minute trip east on nearby Highway 407 brings you to even more great shopping and dining in Markham. For those commuting into Toronto, GO Transit is close at hand to help you make that trip in no time. There are also the virtually endless trails and natural spaces of nearby Rouge Park, numerous golf courses and more all nearby just waiting to be explored.




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WHEN A WHOLE NEIGHBOURHOOD IS PLANNED FROM THE GROUND UP, ANYTHING IS POSSIBLE.





THIS IS WHAT HAPPENS
WHEN YOU SPEND

MORE TIME WITH NATURE.

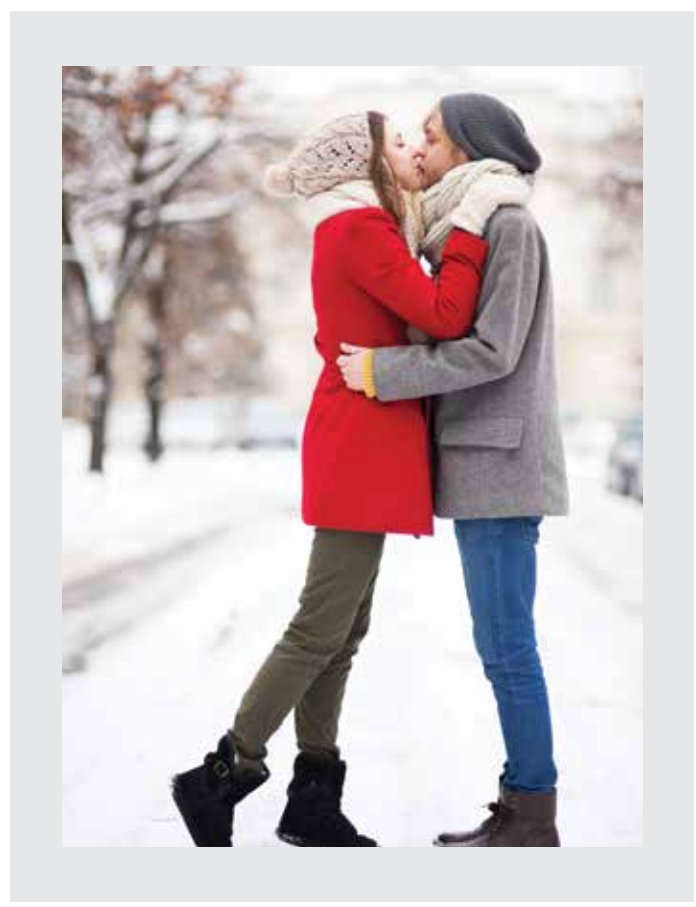


01. INCREASE EMOTIONAL WELL BEING
According to Alan C. Logan, a Naturopath at Harvard's School of Continuing Medical Education, studies have shown that spending time in nature can make people feel more empathy, compassion and happiness.

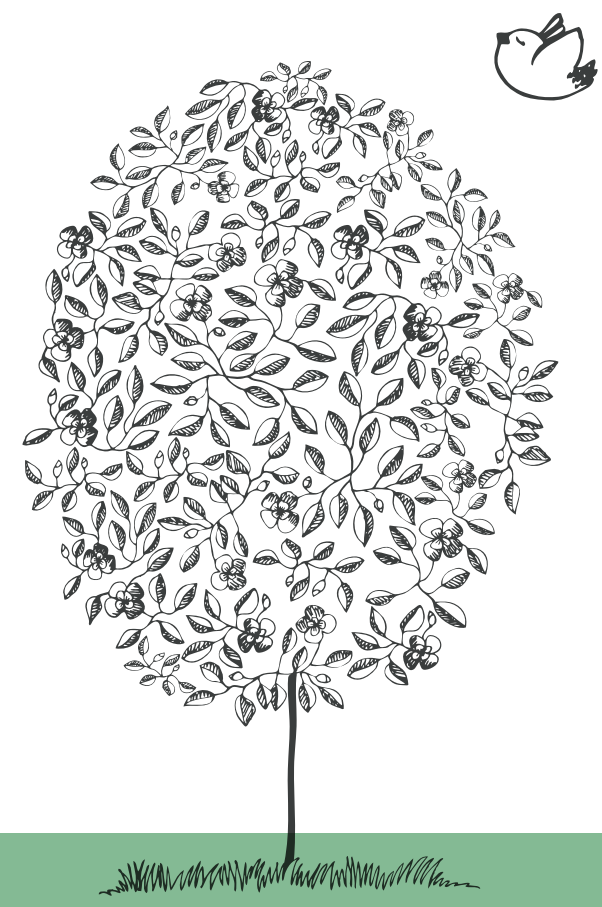
You probably already like getting outside and enjoying nature, but did you know that nature can also have some amazing health benefits? It's true! Check out our list and you'll find even more reasons to get out and enjoy the great outdoors.

02. BOOST YOUR IMMUNE SYSTEM
Research has also shown that spending time in parks and natural spaces seems to increase immune system health. Scientists believe this may be because of phytoncides, an airborne chemical that plants emit that has some surprising side benefits for humans.

**03. REDUCE YOUR STRESS,
AND YOUR BLOOD PRESSURE!**
A study of the Japanese practice of "Shinrin-Yoku," where individuals go to the forest for therapeutic purposes found that spending time around plants seemed to lower concentrations of the stress causing hormone cortisol and lower blood pressure.



04. IMPROVE COGNITIVE FUNCTION
Dr. Marc Berman of the University of Michigan conducted research that suggests that people can improve their performance on memory and attention tests by as much as 20% when walking in a natural environment. If they were walking on a busy city street, there was no change in performance.



YOU CAN COME HOME TO A MORE NATURAL LIFESTYLE AT NEW SEASON. WITH PLENTY OF PARKS AND GREENSPACE RIGHT IN THE COMMUNITY, YOU CAN BENEFIT YOUR HEALTH AND HAPPINESS JUST BY WALKING OUT YOUR FRONT DOOR WHEN YOU LIVE HERE.

NATURE IN YOUR NEIGHBOURHOOD.



01. GREENWOOD CONSERVATION AREA

Covering over 675 hectares of protected green space, Greenwood Conservation Area is a favourite for local nature lovers. Enjoy a peaceful hike along one of its many trails, and some of the region's best trout fishing along the banks of Duffins Creek every Spring. There are also picnic areas, play structure facilities and more!



02. ROUGE PARK

Located just a short drive west of New Seaton, Rouge Park is a rare gem of natural beauty in the heart of the GTA. It covers over 50 square kilometres of parkland, with virtually endless trails to explore, as well as canoeing, sandy beaches, picnic areas, camping, marshes and even themed nature education walks held throughout the year.



03. HEBER DOWN CONSERVATION AREA

Just east of New Seaton, Heber Down Conservation Area provides visitors with access to 284 hectares of pristine natural spaces. Perfect for hiking, mountain biking, picnicking and fishing, this is the perfect destination the next time you need a little all-natural peace and quiet.

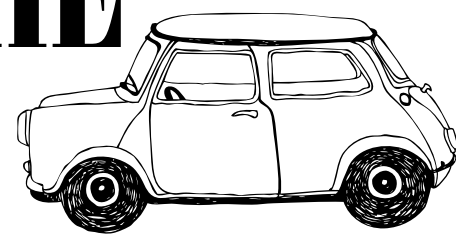


5 REASONS

WHY NEW SEATON RESIDENTS WILL SPEND LESS TIME BEHIND THE WHEEL.

Simplify your commute.

Most of us agree that being stuck in traffic is one of the worst ways to possibly start your day. In the GTA, the average commute time is over 63 minutes a day. That's why New Seaton is such a special community. With a convenient location and some pretty exciting employment potential built right into the community, you have a huge opportunity to leave your car at home, cut your commute and enjoy a higher quality of life at New Seaton.



Drive because you want to, not because you need to.

01

TRANSIT AT YOUR DOORSTEP



Both public and GO Transit are just minutes away at New Seaton. So whether you're heading to downtown Toronto, or working closer by, you can always relax and let somebody else do the driving for a change.

02



You Can Work Right Here

Seaton was designed to be a totally liveable community from the ground up. Once fully completed, there will be specially designated business and commercial districts right in the neighbourhood. The Central Pickering Development Plan estimates that as many as 35,000 jobs will be created in New Seaton in the coming years. That will make it easy to walk, bike or take transit to work in no time flat. Heck, you might even be able to make it home for lunch.

03

NEW SEATON WAS DESIGNED TO BE A HIGHLY WALKABLE COMMUNITY. YOU CAN TAKE ADVANTAGE OF A COMPREHENSIVE NETWORK OF SIDEWALKS, PATHS AND HIKING TRAILS TO GET TO PARKS, SHOPS AND MORE.



04

HWY. 407 IS YOUR EXPRESS PASS TO THE GTA

If you get yourself a transponder, Hwy. 407 really is one of the best ways to get around the GTA. This express highway cuts travel times significantly, making it easier to get to work on time. With easy access just north of New Seaton, it's yours to enjoy whenever you need it.

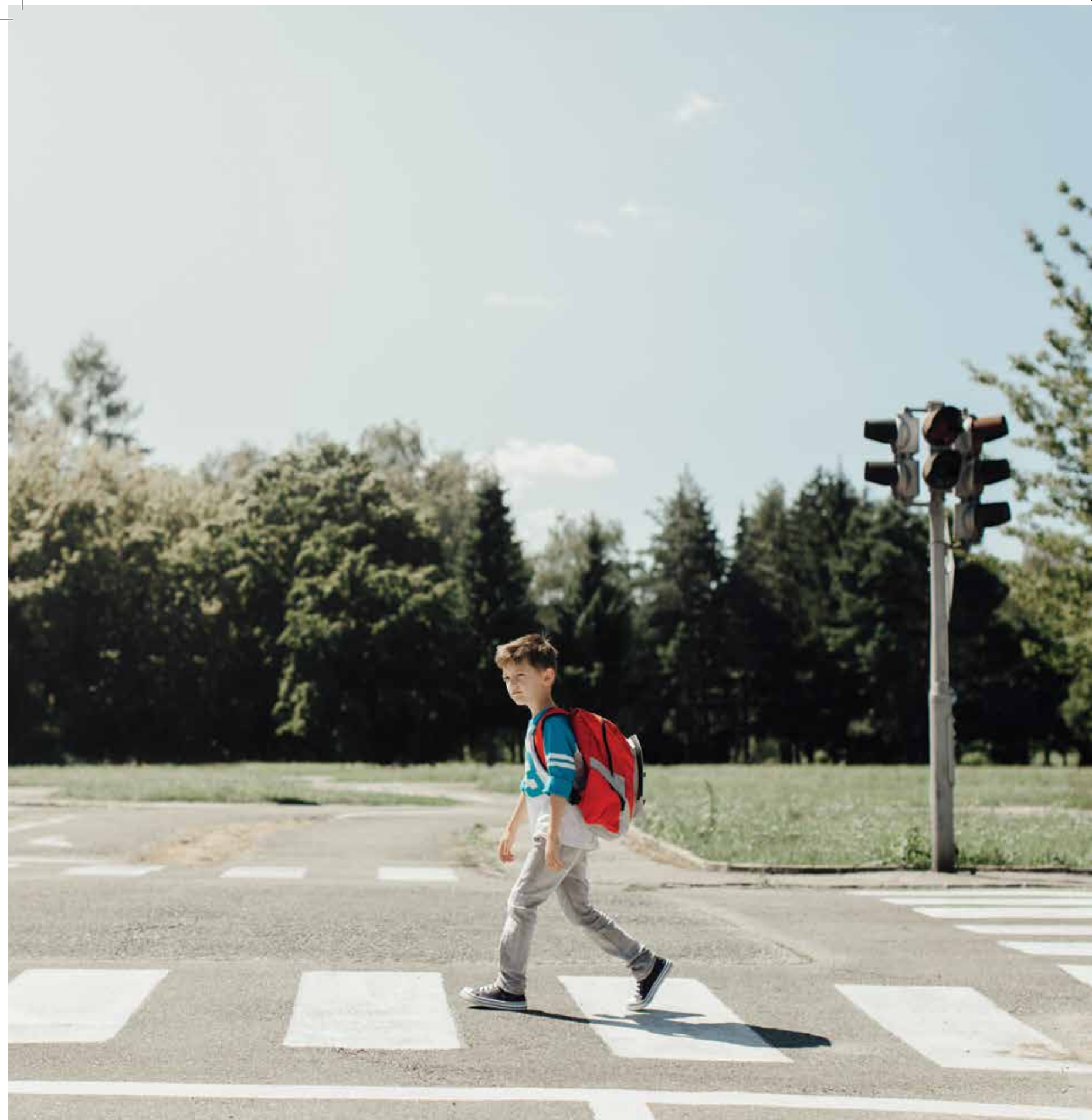


05

It's Also Great For Cyclists

The community has bike lanes on many roads for added safety, as well as numerous trails and paths that cyclists can use to get around.





02. IT CAN HELP MAKE FRIENDS

A great way to get your kids to walk to school and still enjoy the safety of a group is to create a "walking school bus" with other classmates that live in your neighbourhood. Children can walk from house to house, picking up their classmates on the way. This is a great way for your kids to improve friendships and enjoy a safe walk to school every day.

With several schools being built right in the community and plenty of pedestrian friendly streets and paths, New Seaton is a great place for your family to benefit from a morning walk to school.

01. IT GETS KIDS OUTSIDE

We have another great post on our site about the many benefits you can get from spending time in nature, and your kids can get them all when they walk to school. If possible, find a route that cuts through parkland to get the most benefit.

03. IT IMPROVES PERFORMANCE

A UK survey suggests that students are much more alert and ready to learn if they've walked to school in the morning. This can improve academic performance and lead to many other positive outcomes.

04. IT TEACHES RESPONSIBILITY

When kids walk to school, they learn to be more independent and take more responsibility for themselves. They also get to know their neighbourhood a little bit better, which is helpful if they ever get lost.

4

SURPRISING BENEFITS YOUR KIDS WILL GET

FROM WALKING TO SCHOOL ◦◦◦

2 STYLES ARE 1 BETTER THAN 1

INTRODUCING THE CONTEMPORARY AND TRADITIONAL HOMES OF NEW SEATON

For most of us, architectural taste is an extension of our personal style. Just as we might have an eye for a specific pair of designer jeans or some hip new shoes, we all dream of having a house that is a showcase for our own unique personality.

One of the exciting things about New Seaton is that you can pick from two different home collections that offer both traditional and contemporary architecture, making it one of the few communities where you can really hone in on that perfect home design that fits for you.



THE CONTEMPORARY

The contemporary homes at New Seaton are the epitome of designer chic. Bold lines, bright windows and open concept interiors are the hallmark of these home designs. With a number of great designs to choose from you're sure to find something that works for you in this collection.



THE TRADITIONAL

If traditional homes are more your speed, New Seaton also offers a number of classic designs for you to explore. With charming front elevations of brick and stone, inviting front porches and well thought out interiors, every one of these homes offers a timeless elegance that will never go out of style.



*YOUR
PERFECT HOME
IS HERE*

The perfect home is the one that reflects your unique style, while also meeting your family's needs. At New Seaton, all of our home designs are as functional as they are fashionable, so you can discover the home that is perfect for your family here.



TowerHill HOMES

Generations of Excellence

Everyone carries a vision of their perfect dream home in their hearts. So do we. That's why, when we set out to build your home, we treat it as though it's our own home. That's the level of pride and passion that we bring to every home we build, a determination to build every home as if we are going to live in it ourselves. That's the heart of our corporate philosophy, because it's our home too and it's our home first.

The principals of TowerHill Homes combine three generations of traditional homebuilding excellence with a fresh new approach that focuses on innovation and modern community planning. Our commitment to good old-fashioned family values means we respect the trust you place in us. We resolve to go above and beyond your expectations to give you the home you've always dreamed about. That means adhering to the most stringent quality specifications and customer service standards that anticipate your concerns and address them proactively.

Our heritage of building fine homes and communities shines through in our diverse neighbourhoods all across the GTA. TowerHill Homes is a strategic partnership of two renowned names in the Toronto real estate industry, with significant experience and an impressive portfolio of properties that includes single family homes, condominiums, hotels, office buildings, custom homes and rental properties.

The overall community vision of TowerHill Homes starts with an ideal location and an unforgettable setting. We take pride in planning and building vibrant communities where tranquil crescents and cul-de-sacs calm traffic, children have safe open air places to play, families have parks and trails nearby to enjoy the bounties of nature, and amenities like schools and shopping are within easy reach. Our philosophy and commitment is to build every home and community as though we're going to live in it ourselves.

Building iconic communities that resonate with life and energy, staying true to the highest standards of excellence in quality and customer service, meticulously detailing every home as though we're building it for ourselves to live in – that's the TowerHill Homes ideal. And that's our abiding promise to you and your family. Welcome to our family.





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