



T

T 1 A T M 2 M

M2M

CRAFTED BY AOYUAN



Living made better.



T 1 A T M 2 M

## Community in the city.

Welcome to T1, the debut of Made-to-Matter (M2M) living,  
master planned with everything you want in an all-inclusive community centred in the city.  
Ideal Yonge and Finch locale. Amenities galore. Quality home decor.  
This is life made to enjoy, made to work and made for you.



Artist's impression. E. & O.E.



Artist's impression. E. & O.E.

### Connected.

Situated in the heart of North York, T1 is en route to anywhere in the Greater Toronto Region. Hop on the subway, GO transit or expressway and arrive with ease and speed.



Artist's impression. E. & O.E.



# Convenience. Made to Matter.

## Transportation

1. Finch Subway Station
2. GO Bus Station
3. North York Centre Subway Station
4. Sheppard Subway Station
5. Bayview Subway Station

## Park

6. Moore Park
7. Goulding Park
8. Newtonbrook Park
9. Hendon Park
10. Silverview Park
11. Maxome Park
12. Burnett Park

## Education

13. Newtonbrook Secondary School
14. Fisherville Senior Public School
15. Monseigneur-De-Charbonnel Secondary School
16. Drewry Secondary School
17. RJ Lang Elementary & Middle School
18. Avondale Secondary School
19. Willowdale Middle School

## Supermarket

20. Galleria Supermarket
21. Carlo's No Frills
22. Khorak Supermarket
23. Arzon Supermarket
24. Metro
25. Loblaws
26. Whole Foods

## Shops

27. Toy R Us
28. Centerpoint Mall
29. Shops on Yonge
30. Lowe's Home Improvement
31. Hudson's Bay
32. Canadian Tire
33. Empress Walk
34. Best Buy
35. LCBO
36. Bayview Village

## Restaurants

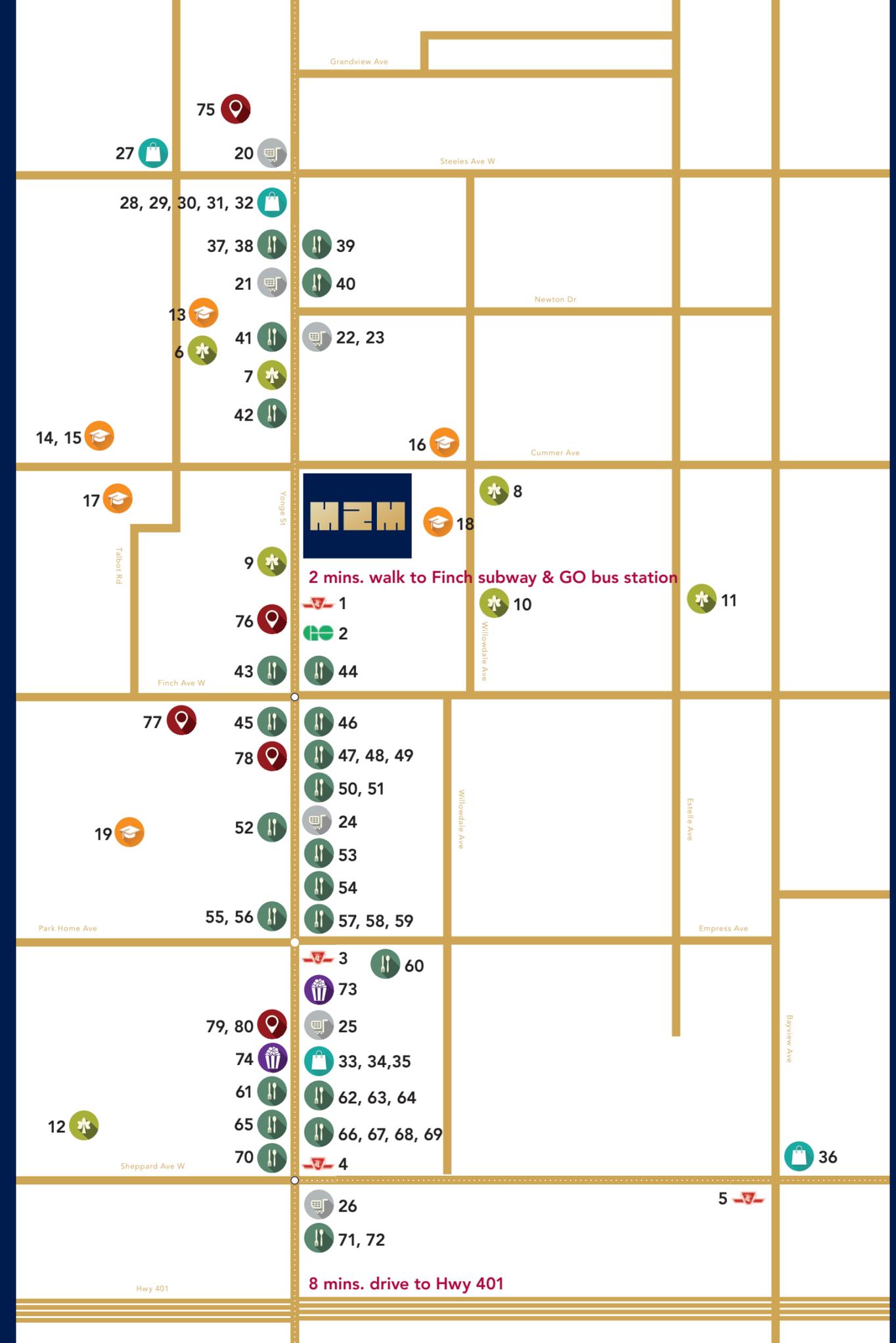
37. Congee Queen
38. The Pickle Barrel
39. Esperado Restaurant & Bar
40. Mint Lounge & Karaoke
41. Zaffron Restaurant
42. Katsuya
43. Starbucks
44. Basil Box
45. Chatime
46. Tim Horton's
47. Wild Wings
48. MeNami
49. Mabu Station
50. Sansotei Ramen
51. Pastel Creperie & Dessert House
52. The Famous Owl of Minerva
53. The Captain's Boil
54. St. Louis Bar & Grill
55. Mezza Notte Trattoria
56. Aroma Espresso Bar
57. Symposium Café, Restaurant & Lounge
58. Pho 88 Restaurant
59. Kinton Ramen
60. Ten Ren's Tea
61. Baton Rouge Steakhouse & Bar
62. Jack Astor's Bar & Grill
63. Konjiki Ramen
64. The Keg Steakhouse + Bar
65. Koryo Korean Restaurant & Bar
66. Tsujiri
67. Jameh Bossam
68. Mymy Chicken
69. Union Social Eatery
70. Nome Izakaya
71. Kinka Izakaya
72. Eggsmart

## Cinema & Theatre

73. Cineplex Cinemas Empress Walk
74. Toronto Centre for the Arts

## Miscellaneous

75. Service Ontario
76. Goodlife Fitness
77. Edithvale Community Centre
78. North York Dental Clinic
79. Toronto Public Library
80. North York Civic Centre





**M2M**

**Made to Matter.**

The M2M way of life is healthy, happy and active. Every living detail is designed holistically and built into the site. Parkland. Community centre. Daycare. Office space. Market place. All in your backyard.



Nature.

T1 brings home the great outdoors.  
Pick your patch of lush green park  
for relaxation and recreation.





Fun.

There's plenty to see and do at your very own community centre with social, educational and personal activities for all ages.



Family.

Made to matter means peace of mind for parents, including reliable child care centre within the M2M Community.



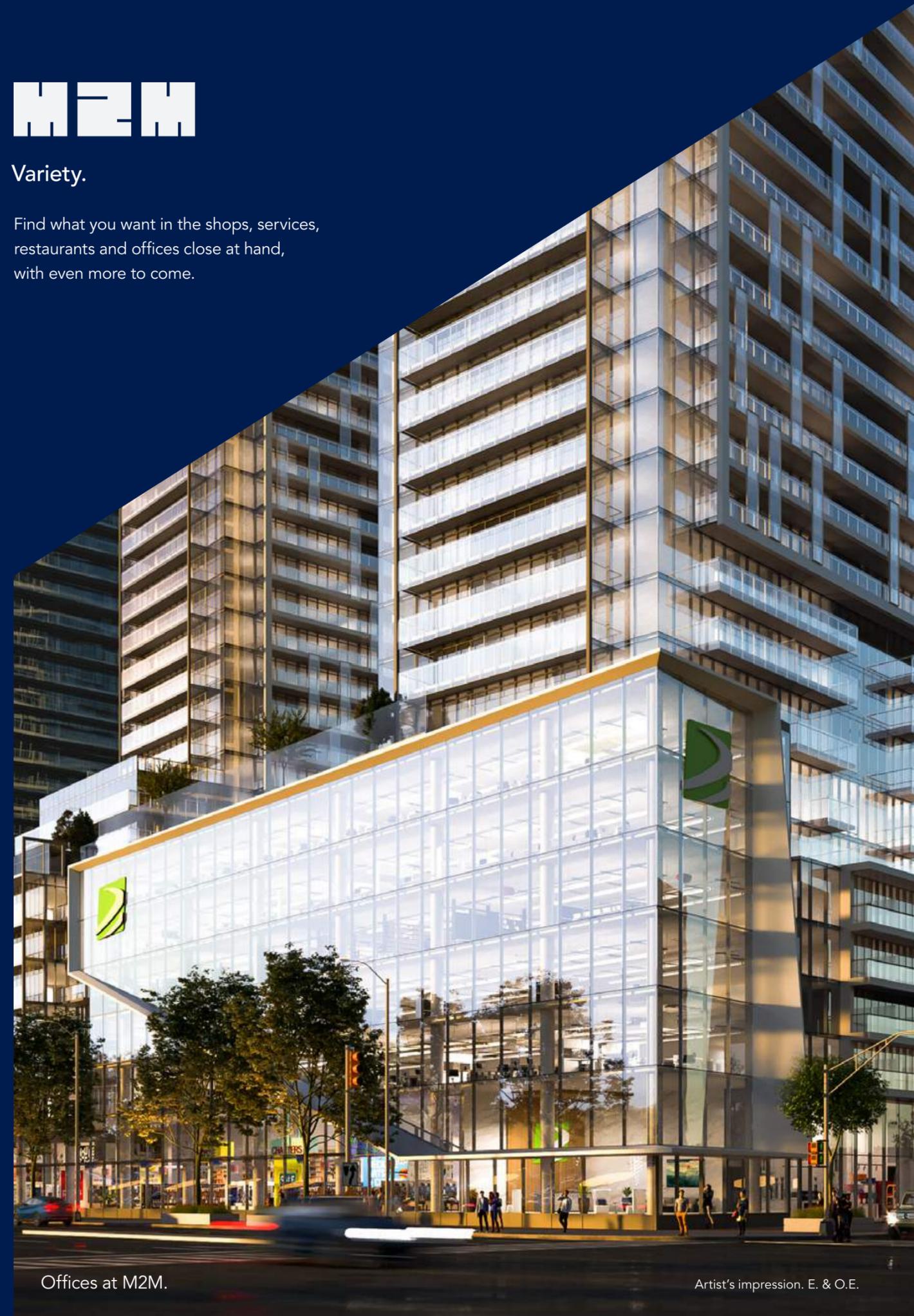
Market Place at M2M.

Artist's impression. E. & O.E.



## Variety.

Find what you want in the shops, services, restaurants and offices close at hand, with even more to come.



Offices at M2M.

Artist's impression. E. & O.E.

Bliss.

Uncommonly awesome amenities like a sky-blue, horizon-view infinity pool will make you the envy of town.



Outdoor infinity pool.

Artist's impression. E. & O.E.



Double-height yoga studio.

Artist's impression. E. & O.E.



2-storey fitness centre.

Artist's impression. E. & O.E.



Children's play room.

Artist's impression. E. & O.E.

## Health.

Take in the perks of working out at home. While you keep fit, your kids stay entertained.

## Happiness.

Invite guests to your party lounge complete with prep kitchen. Pop some corn and watch a flick with friends in your theatre.



Party lounge.

Artist's impression. E. & O.E.



Theatre.

Artist's impression. E. & O.E.

Co-working lounge.



Artist's impression. E. & O.E.

**Ingenuity.**

Your home office is a co-working lounge equipped with presentation boardroom and document centre, featuring a large-format laser printer/scanner.

## Amenities Plan

### 3<sup>rd</sup> / 4<sup>th</sup> floor



1. Theatre Room   2. Multi-Purpose Entertainment Room   3. Yoga Studio   4. Cardio Fitness Centre  
5. Fitness Centre (4<sup>th</sup> F) / Change Room (3<sup>rd</sup> F)   6. Sauna   7. Children's Play Area   8. Outdoor Play Area

### 9<sup>th</sup> floor



1. Party Room & Lounge   2. Dining Room w/ Full Chef's Kitchen   3. Lounge Area  
4. BBQ & Outdoor Dining Area   5. Infinity Pool w/ Waterfall Feature   6. Change Rooms

### Additional amenities:

Pet Spa | Co-working Lounge | Outdoor Yoga Deck | Landscaped Courtyard Garden



Image.

Make a grand entrance everyday. Home feels like a resort hotel with T1's double-height lobby, 24-hour concierge service, elegant design and luxury finishes.



Living room.



**Innovation.**

Interior layouts are made to maximize space and efficiency, with innovative features like a switchable glass partition that click-changes from transparent to opaque for privacy.





Artist's impression. E. & O.E.



Artist's impression. E. & O.E.

## Preference.

Rarely do you have such luxury of choice. In addition to Kohler fixtures, European cooking appliances, integrated fridge and dishwasher, plus soft-close drawers and cabinets, you can personalize your finishes. Freely mix and match styles, packages and upgrades.

## Suite Feature Highlights:

Kohler plumbing fixtures in bathroom and kitchen | 9 ft. high ceiling with smooth painted finish  
Individual on-demand control of heating and air-conditioning all year round | Suites with internal bedrooms include M2M Switchable Smart Glass for added privacy | European built-in appliances



Aoyuan Group is bringing their trademark philosophy of building a healthy lifestyle to Toronto with M2M, their largest master-planned community in Canada to date. Founded in 1996, Aoyuan which translates to Olympic Garden, was the first developer in China to integrate residential real estate with sports and recreation amenities, based on the idea that exercise and healthy living starts from home.

Two decades later, Aoyuan remains committed to building healthy communities with a current land bank of over 300 million square feet, and a robust portfolio of residential developments and large-scale commercial and retail projects in more than 60 cities across China, Australia and Canada. Their healthy living philosophy has also expanded to several business arms including residential and commercial development, property management, cultural and tourism, hospitality and e-commerce.

Now, Aoyuan is introducing their broad lifestyle intelligence to Toronto, creating a community made to matter.

**Aoyuan International Centre**  
(Guangzhou, China)  
A landmark business center  
220-meter office buildings,  
Five Star hotels, a shopping centre and  
pedestrian friendly retail streets.





**Lianfeng State (Guangzhou, China):** Pacific Coast Builder Conference 2017 Golden Nugget Awards Award of Merit Winner, Best International Residential Project 150,000 sq.m. of residential adjacent to a beautiful golf course.



**Yushan Lake (Huizhou, China):** A beautiful residential and commercial community with an ecological park located in the "Top Ten Livable Cities" in China. Landscaping designed in world famous New Asianism with subsided courtyards, roof top and community gardens.



**Yingde Xinhua Town (Chocolate Kingdom) (Qingyuan, China):** A cultural tourism and recreational resort complex, set to become an impressive and diversified themed recreational landmark in South China. 1,300 acre divided into five zones: Chocolate Kingdom Themed Wonderland, Yinghong Town Tea Farm, Hilton Hotel, Aoyuan Hot Spring Resort, Karst Hoodoo Hot Spring Water World and Karst Landscape Leisure Pasture.



**Zhuhai Aoyuan Plaza (Zhuhai, China):** 460,000 sq.m. of high-end residential and commercial complex, including a large scale shopping mall, pedestrian friendly retail streets, office building, and star high end hotel.



**One Central (Surrey, BC, Canada)**



**One30 Hyde (Sydney, NSW, Australia)**



**Mirabell Turrumurra (Sydney, NSW, Australia)**



**The Granville (Vancouver, BC, Canada)**

## WALLMANARCHITECTS

Wallman Architects is a Canadian architectural office dedicated to producing exceptional design. Drawing on the experience of a practice that began in 1985, Rudy Wallman established WA in 2006. Since then, WA has developed an extensive portfolio of remarkable mixed-use, residential, hospitality, institutional and urban design projects across Canada and around the world. Wallman Architects offer in-depth partner involvement during design and municipal approvals and are recognized for our ability to operate within demanding bureaucratic and political environments. Working collaboratively, our team of experienced professionals ensures the successful completion of all project phases from design to construction, within the client's budget and timelines.



Ferris + Associates Inc. is a team of professionals dedicated to providing a full range of consulting services in Landscape Architecture, Urban Design, and Site Development. With a broad range of residential, institutional, commercial, inter-national, academic and master planning projects, the company draws on an extensive pool of experience. The firm's knowledgeable staff have successfully completed the design development, approval processing, drawing production and contract administration for many complex, high quality projects.



U31 is an award-winning interior design firm that collaborates with clients to ensure that truly creative and innovative ideas are realized. The studio — led by creative principals Kelly Cray and Neil Jonsohn — places the client first by respecting individual tastes throughout the design process, with the ultimate objective of both enhancing and elevating their lifestyle experience. From mixed-use development projects, workspaces, to large-scale luxury homes, U31's diverse portfolio of sophisticated hospitality, commercial, and residential work has been recognized throughout North America, the U.K., and the Caribbean.



With annual new home sales of over two billion dollars, Baker Real Estate Incorporated is one of Canada's most successful real estate companies. For over two decades Baker has specialized in the project marketing and sales of new home master planned communities, including condominiums, townhomes and single-family homes as well as hotel condominiums and resort properties. The company was formed by Pat Baker and has grown into a prestigious group of real estate professionals, servicing Canada's premier builders and developers in both local and international markets. Baker has offices in Toronto, Montreal, Singapore, Hong Kong and most recently has partnered in CREIC (The Canadian Real Estate Investment Centre) in Shanghai.

M2Mcondos.com