

M2M CONDOS – PROJECT SUMMARY

8.6-acre Master Plan to Transform Shopping Plaza Site into North York's First Complete Live-Work-Play Community

Aoyuan International unveils official plans for M2M Condos on Newtonbrook Plaza site

Bringing their broad lifestyle intelligence about real estate and the built environment to Toronto, Aoyuan Property Group will transform a dated shopping plaza and parking lot near Yonge and Finch subway into North York's first true live-work-play community. The Hong-Kong listed developer group is rebuilding the arterial site to become a complete mixed-use community and family-friendly destination for both residents and adjacent neighbours. As Aoyuan's largest community in Canada to date, M2M's master plan includes five new residential condo towers, 180,000 sq. ft. of office and retail, a daycare, community centre and new public park.

"M2M will become a new destination for North York – a residential community with rich retail and office space, framed by an active new public park on the east," says **Vince Santino**, Sr. Vice President - Development (Eastern Canada), Aoyuan Property Holdings (Canada) Ltd. "With Aoyuan's healthy lifestyle intelligence baked into the master plan, M2M Condos will bring resort-like amenities, and the conveniences typical of a downtown neighbourhood to North Toronto. It will have everything. You really won't have to go anywhere far if you live at M2M."

Phase I of the new development will include 810 residential units, 35,000 sq. ft. of retail commercial space facing Yonge Street and 40,000 sq. ft. of office. A daycare and community centre will be integrated into Phase II. A new east-west active laneway will connect the new public park to Yonge Street, facilitating access and programming for the neighbourhood. A network of smaller scaled streets will wind through the M2M community, connecting residents to the new park and playground, and finer-grade retail.

Planned anchor tenants facing Yonge Street include a new corporate headquarters for Aoyuan, with a signature corner façade to mark their growing presence in Toronto. M2M is located 100 meters from Yonge and Finch subway and Go stations, and will provide underground access to the future Yonge and Cummer subway stop.

As part of Aoyuan's emphasis on putting healthy living first, there is a large fitness and wellness component to M2M's amenities. Interconnected green spaces connect a wide range of suites from one-bedrooms to larger townhome units. Third floor condo amenities include a theatre and children's play area along with a double height yoga lounge and fitness studio that faces an internal courtyard. The ninth floor features a BBQ, party room, and waterfall infinity pool with prime western exposure.

Showcasing distinctive architecture by Toronto's Wallman Architects, a series of geometric glass block forms frame the site with playful textures to differentiate different faces of the building. "We are very excited about the way the building is addressing the new park to the east. We had an opportunity to design a very open and engaging façade anchored by townhomes that have direct access to the street," says Rudy Wallman. "Functionality and views from the suites were another key focus of the design. Balconies face the park while light-filled living spaces take advantage of views of an internal courtyard."



Integrating natural elements with modern living, interior spaces have been thoughtfully designed by one of Toronto's top interior firms, Union 31. A grand two-storey residential lobby welcomes residents with natural materials infused with a blend of metallics and warm surfaces to create a serene Zen environment. Lobby features include oversized planters reflecting the natural outdoor landscape, a back-lit onyx reception desk, natural stone walls, warm wood ceilings and glamorous accents akin to a lush international hotel-style lobby.

Inside the suites, custom kitchens were designed with high-utility in mind and includes fully integrated appliances. Carefully thought-out kitchens maximize efficiency, with storage needs provided by walk-in closets in select units. Multiple finish options suit diverse personalities and tastes.

To register visit: m2mcondos.com

About Aoyuan Property Group

Founded in 1996, Aoyuan Property Group is a Hong Kong listed real estate development company, known for integrating residential real estate with sport and recreation amenities (HKEX Stock Code: 3883). Their first sports-themed development, named Olympic Garden or Aoyuan, was based on the idea that exercise and being healthy started at home and was celebrated by the International Olympics Committee, setting a new standard for residential developments in China.

Two decades later, Aoyuan remains committed to building healthy lifestyle communities with a current land bank of over 200 million square feet, and a robust portfolio of residential developments and large-scale commercial and retail projects in more than 30 cities across China, Australia and Canada. Aoyuan's philosophy of healthy living has also expanded to the creation of several business arms including residential and commercial development, property management, e-commerce and hospitality.

Fundamental to Aoyuan's international success is their hyperlocal on-the-ground approach. In every city, Aoyuan hand-picks local talent who understand the development landscape and nuances of the local market. As a result, Aoyuan's international portfolio is diverse and their projects are wildly successful with local purchasers.