

H2H
SQUARED

CRAFTED BY AOYUAN



THE POWER OF TWO

PHASE TWO OF M2M COMMUNITY



*Welcome to the world
of M2M SQUARED.*

Experience the power of vision and design. Find yourself in the land of tomorrow. See how promises come to life and dreams manifest. Working in tandem to create a one-of-a-kind community. Feel at home in a world of energy and exhilaration. Where wellness and healthy living are everyday mainstays. Take pleasure in a place that welcomes joy and laughter. Surround yourself with the endless possibilities that proximity to transit, parks and trails, civic facilities bring.

Illustration is artist's concept. E. & O.E.



Second to none.

Envisioned to enhance and enrich lives, M2M SQUARED is the splendid phase two of M2M, the extraordinary master-planned community that will reimagine the Yonge and Finch area. Aptly described as 'made to matter,' M2M strikes a harmonious balance between sophistication and convenience. Set in a thriving neighbourhood, it stands out for introducing a holistic way of living. Making wellness a part of everyday routine, this mixed-use community aims to incorporate healthy lifestyle as a standard offering for residents and neighbours. From its spacious suites, amenities that put a whole new spin on health and recreation, verdant green space to a city that pulsates at its doorstep, it offers a picture-perfect life.

DETAILS OF DISTINCTION.

- A multi-phase mixed use development
- 8.6-acre family-friendly community
- 5 towers and 1,750 units
- New Community Centre
- Daycare facility with outdoor playground
- New Public Park
- 180,000 sf of retail and office space
- Winner of BILD People's Choice Award



The shape of tomorrow.

M2M SQUARED is the stunning culmination of a grand vision. Making a striking statement, towering above Yonge Street, its contemporary architecture flamboyantly announces the future is here. A one-of-a-kind community, it is deeply connected to your life and its many moments. Its forward thinking, profoundly modern design recognizes the importance of healthy living and brings ease and balance to your everyday. With a daycare, community centre and public park, along with its numerous life enhancing amenities and modern and livable suites, M2M SQUARED is here to address what tomorrow brings.



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Approx. 46,000 sf Community Centre / Approx. 11,000 sf Daycare



NURTURE

Putting parents at ease and children in their happy place is the Daycare at M2M. A necessity for an expanding community. An asset for residents and neighbours with families.

ENRICH

A gathering place. An activities hub. The Community Centre is where the neighbourhood will come to play, learn, interact, and enjoy. And give birth to that uniting and uplifting spirit of community.

INSPIRE

A verdant Public Park harnesses the power of a green space. Offering an escape from the busyness of daily routine, here residents and neighbours will commune with nature. For some it will be a place to exhale and meditate, while others will recharge through play and exercise.

In the land of options.

Set in a neighbourhood that is a mini world in itself, life at M2M SQUARED is an anthology of wondrous moments. Known as 'The City with Heart', colourful and lively North York is a multicultural microcosm. So, get out. Get excited. Embrace the city that surrounds you.



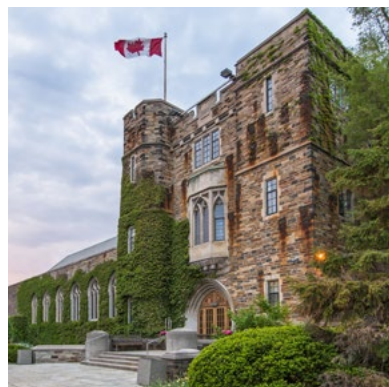
OUT AND ABOUT

Enjoy rapid access to major transit lines and highways. Minutes from your door, you will find the TTC Finch Station, future TTC Cummer Station, GO Transit terminals. Highways 401, 404 and 407 are all just a short drive away.



SHOP IN STYLE

Get ready to shop till you drop. Simply steps from Yonge Street, M2M is close to numerous shopping destinations. From Fairview Mall to Yonge and Sheppard Centre, to Yorkdale, if you're the intrepid shopper, the subway will whisk you to the city's many shopping destinations. In a neighbourhood packed with small retailers, big box stores, specialty shops, remember to carry your shopping bags always.



A LEARNING EXPERIENCE

Educational opportunities are endless in this neighbourhood. Families have access to an abundance of nearby elementary schools and high schools. Connected to major transit lines, post-secondary students can easily get to York University, University of Toronto, Ryerson University and Seneca College. The North York Central Library too is within easy reach.

ONTARIO 401 EXPRESS

Getting around is easy at M2M SQUARED. Located in the heart of the GTA, you're always just minutes from all conveniences.

- **1-minute walk** to TTC bus station
- **2-minute walk** to Finch subway
- **3-minute walk** to GO Transit hub
- **8-minute drive** to Hwy 401
- **10-minute drive** to Hwy 407
- **15-minute drive** to Richmond Hill
- **20-minute drive** to Markham
- **30-minute drive** to Downtown Toronto

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NEIGHBOURHOOD MAP

TRANSPORTATION

Bus:

- 1. Finch GO Bus Terminal

Subway:

- 2. Bayview Subway Station
- 3. Bessarion Subway Station
- 4. Don Mills Subway
- 5. Finch Subway Station
- 6. Leslie Subway Station
- 7. North York Centre Subway Station
- 8. Sheppard Subway Station

HEALTH + WELLNESS

Healthcare:

- 9. Bathurst Finch Dental
- 10. North York Dental Clinic
- 11. North York General Hospital
- 12. St. John's Rehab Sunnybrook

Parks:

- 13. Burnett Park
- 14. Goulding Park
- 15. Hendon Park
- 16. Moore Park
- 17. Maxome Park
- 18. Newtonbrook Park
- 19. Silverview Park

RETAIL AND LIFESTYLE

Grocery:

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

Dining:

- 27. Baton Rouge
- 28. Chatime
- 29. Il Fornello
- 30. Jin Mee Korean Restaurant
- 31. Kobi Korean BB
- 32. Mezza Notte Trattoria
- 33. Starbucks
- 34. The Captain's Boil
- 35. Tim Hortons
- 36. The Keg Steakhouse + Bar
- 37. Wild Wing
- 38. Zaffron Restaurant

Entertainment + Nightlife:

- 39. Cineplex Cinemas Empress Walk
- 40. Esperado Restaurant & Bar
- 41. Jack Astor's Bar & Grill
- 42. Mint Lounge and Karaoke
- 43. Symposium Café, Restaurant & Lounge
- 44. Toronto Centre for the Arts

Shopping:

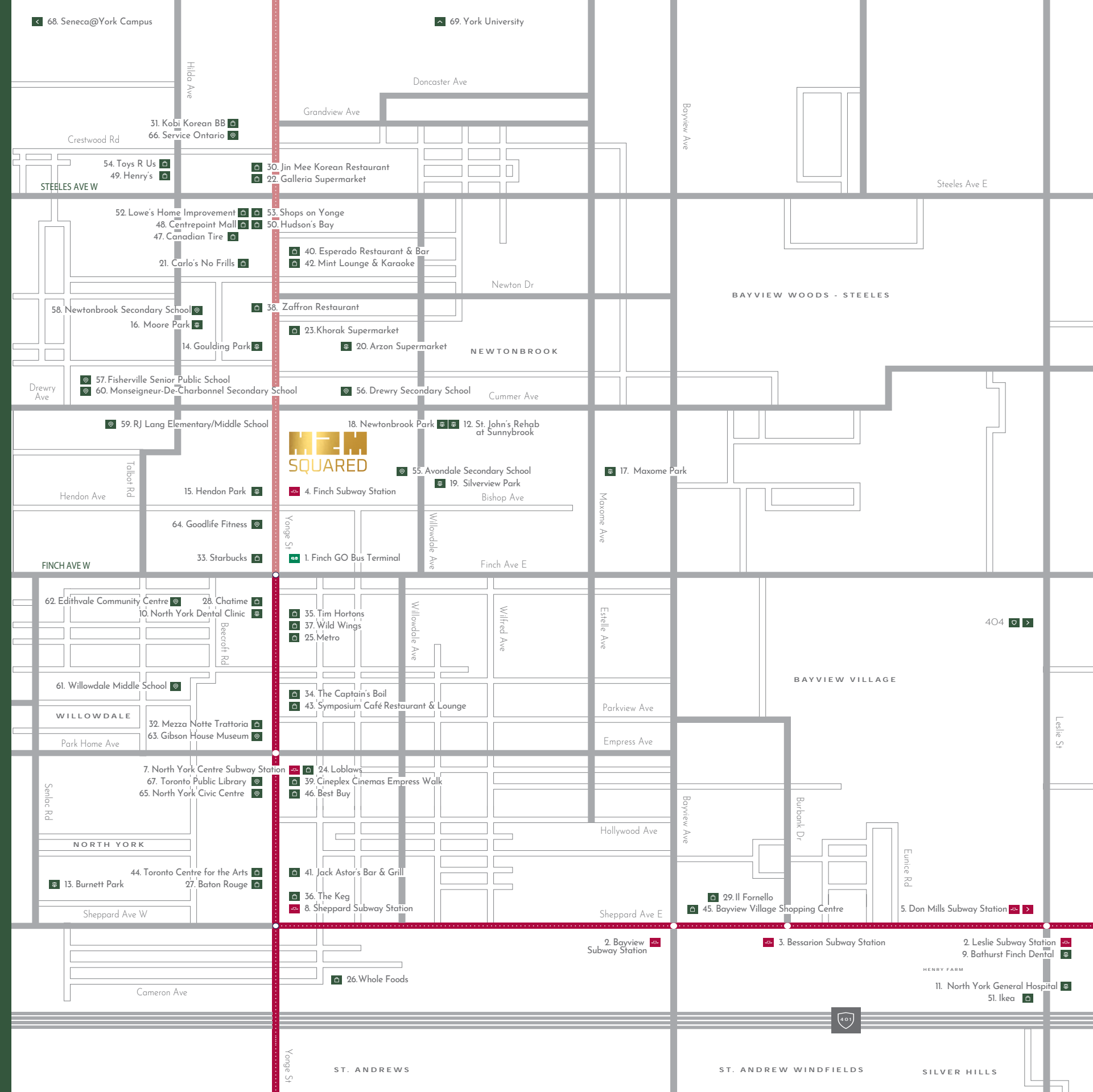
- 45. Bayview Village Shopping Centre
- 46. Best Buy
- 47. Canadian Tire
- 48. Centrepont Mall
- 49. Henry's
- 50. Hudson's Bay
- 51. Ikea
- 52. Lowe's Home Improvement
- 53. Shops on Yonge
- 54. Toys R Us

EDUCATION

- 55. Avondale Secondary School
- 56. Drewry Secondary School
- 57. Fisherville Senior Public School
- 58. Newtonbrook Secondary School
- 59. RJ Lang Elementary and Middle School
- 60. Secondary Catholic School Monseigneur-De-Charbonnel
- 61. Willowdale Middle School

MISCELLANEOUS

- 62. Edithvale Community Centre
- 63. Gibson House Museum
- 64. Goodlfe Fitness
- 65. North York Civic Centre
- 66. Service Ontario
- 67. Toronto Public Library
- 68. Seneca@York Campus
- 69. York University



More of everything.

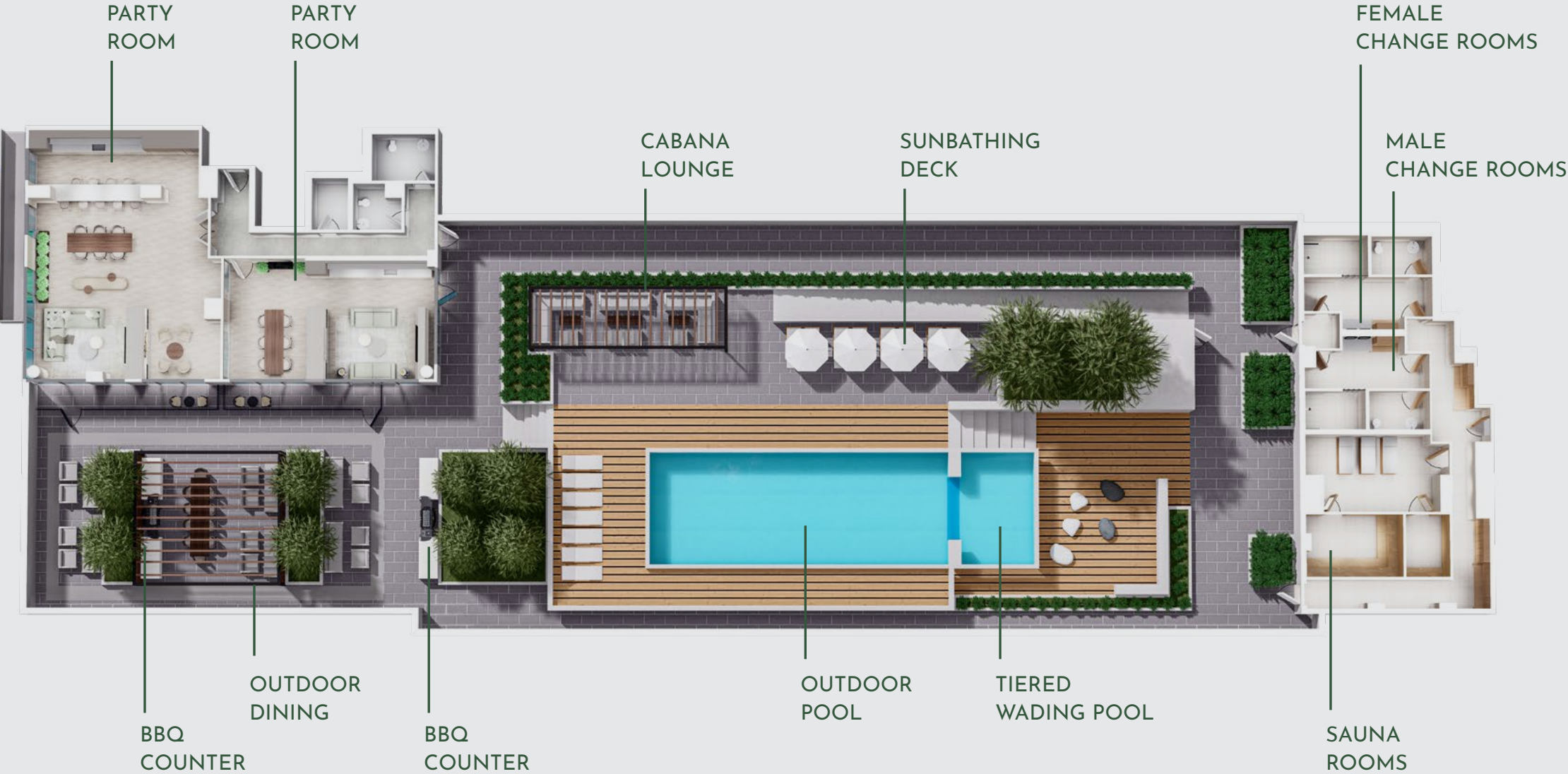
Experience the power of vision and design. Get ready to run a mile. Climb a wall. Soak some rays. Dance under the stars. Laugh with your friends. Play with your kids. Entertain your loved ones.

The amenities at M2M SQUARED'S are designed to enhance your life and well-being. Spread across not one, not two but four spacious levels, moving effortlessly between indoor and outdoor, M2M SQUARED'S host of amenities are unparalleled. Striking a perfect balance between wellness and leisure, everything that you can think, want, and need to live an active and happy life can be found here.



THE SOCIAL AND LEISURE ZONE

FLOOR 10



Sun, fun and everyone.

Looking to recharge, relax and rejoice? Head to Floor Ten. Visually exquisite and infinitely cool, here you will find yourself surrounded by an oasis of calm. With the outdoor pool and sun deck taking centre stage, it invites the sun worshippers, mermaids and little splashers alike. And when you want to host friends, the stunning party rooms with dining and fully equipped kitchens are perfect for celebrations big and small. The adjacent outdoor BBQ lounge calls for more fun in the sun. This level also houses a sauna, the ultimate relaxation pit stop.

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Party Room

The 2,000 sf party room is made for happy moments. Designed to host a variety of gatherings, the room can be split into two separate party spaces. Each space has its own a prep kitchen and a semi-private balcony that connects to the BBQ lounge and pool. This is where anniversaries, birthdays and parties of all kinds will bring joy to you and yours.

THE CO-WORKING AND COLLABORATION ZONE

FLOOR 6



The right balance.

Work and pleasure meet on Floor Six. With two dedicated co-working spaces, one in each tower, working from home will be a breeze. When the time comes to take a breather from work, escape to the calming environs of the Tea Lounge. Overlooking the new public park, surrounded by a verdant wall of trees, this is the place for quiet indulgences. Workout under the sky. Relax with a good book and your favourite cup of tea. Or watch your furry companion frolic in the dog run.



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Co-working Lounge

Outfitted with Zoom rooms, boardrooms and document station equipped with a full-size printer and scanner, deadlines and business pitches will be vanquished easily in the Co-working Lounges.



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Co-working Lounge with Document Centre



THE WELLNESS AND FITNESS ZONE

FLOOR 5

ADJACENT TO THE NEW COMMUNITY CENTRE GYMNASIUM, WITH RUNNING TRACK (5/F) & BASKETBALL COURT (3/F)



FITNESS CENTRES OVERLOOK THE REC AND ENTERTAINMENT ZONE (3/F)

A centre for wellness.

More steps. More sweat. More strength. More cardio. More asanas. More dopamine. More energy. Floor Five is where you elevate your body and mind. Home to a state-of-the-art Fitness Centre, this where you sculpt your best version. For those who relax by shooting hoops and running, the Community Centre's running track and basketball court are there for you to use as well. All overlooking the Courtyard and Communal Garden on Floor Three, there prevails a sense of calmness that is sure to energize every workout session.



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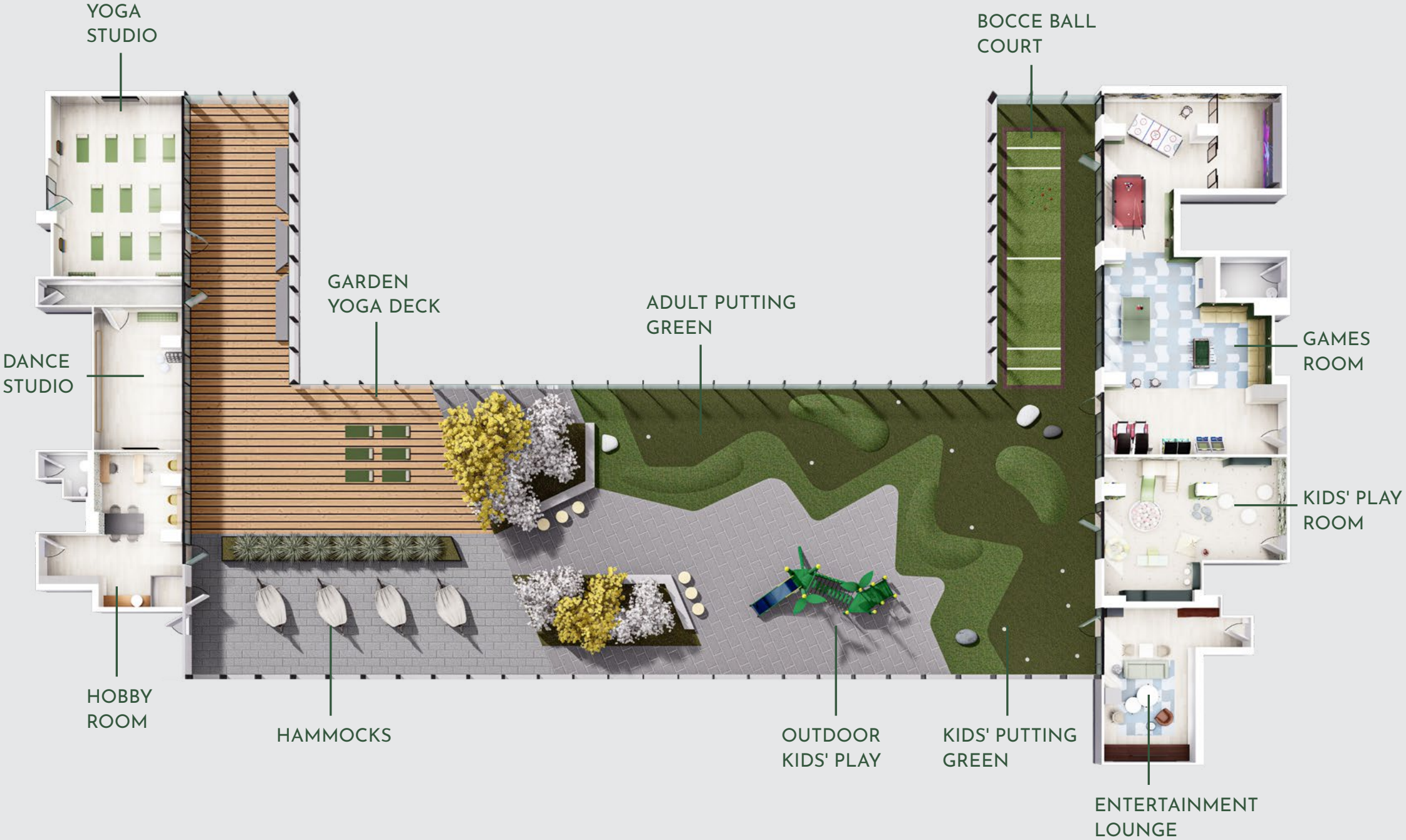
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Fitness Centre

With over 3,700 sf of fitness area, spread over two towers, whatever floats your wellness goals, you will find a dedicated space for it here.

THE REC AND ENTERTAINMENT ZONE

FLOOR 3



The state of happiness.

Finding joy in the simple moments. Embracing the little achievements. Happiness lives on Floor Three. From rock-climbing walls, play structures, mini putting green to dedicated yoga, cardio and dance studios, there are numerous engaging amenities for both the young ones and those young at heart. The little residents here have their own zones to exercise their imagination and expend energy. Spending time with family, making memories, enjoying the little things makes life beautiful.



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Communal Garden



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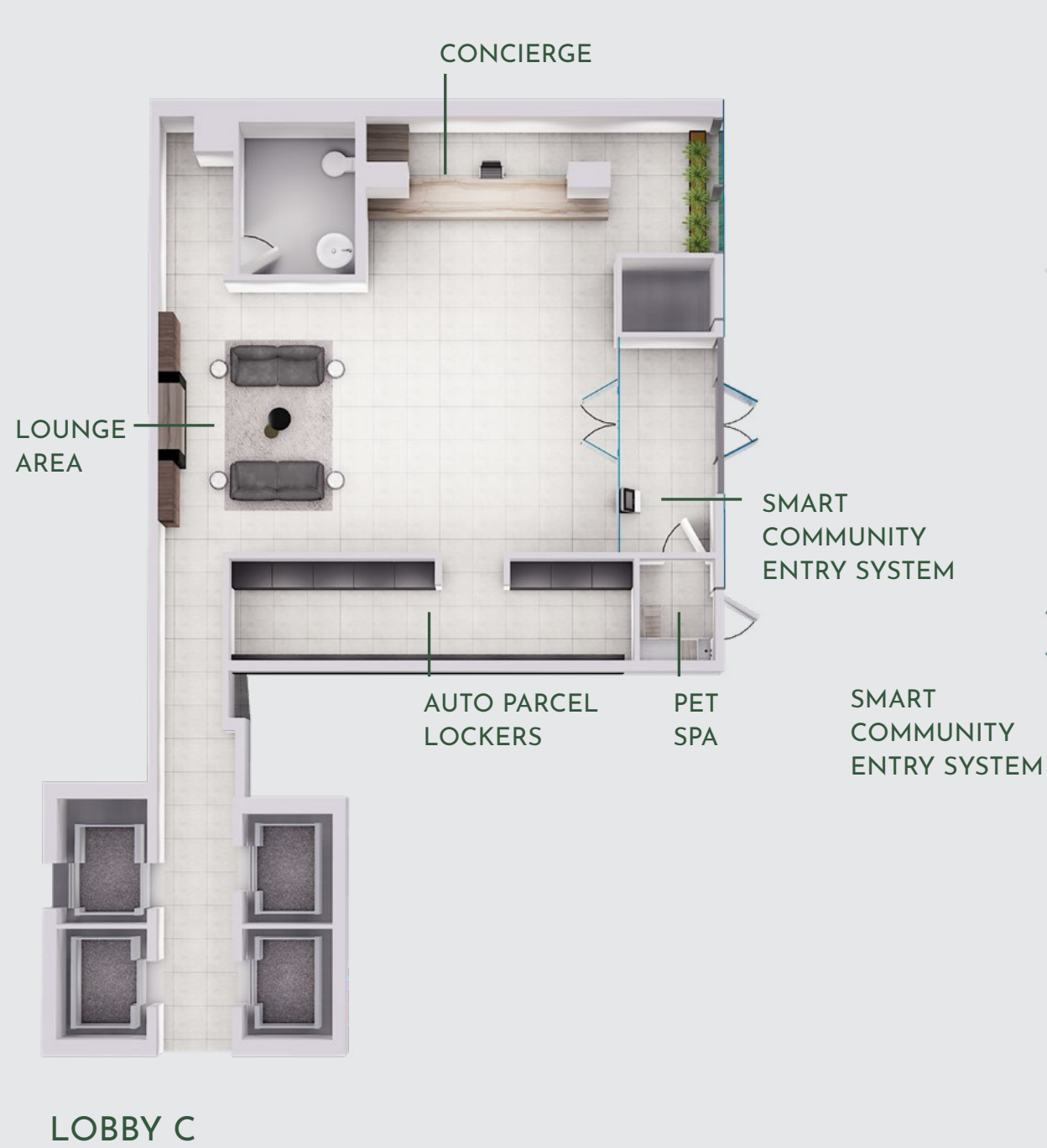
Kids' Play Room



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Games Room

SMART BUILDING



Aoyuan connect

Live smart at M2M SQUARED.

Smart living is a standard feature at M2M. All thanks to a connected software ecosystem - Aoyuan Connect. With safety and convenience always at your fingertips, this state-of-the-art system offers a unique and effortless living experience. From letting your dog walker in to booking an amenity, to delivery notifications and using your phone as a fob, you can control your home life from anywhere you may be. Offering a host of features from smart entry systems, high-touch concierge service, smart community and more, this new standard of living is designed to simplify your life.



Auto Parcel Lockers

Smart legacy automated parcel boxes designed with detection application. Self-service units designed to allow 24h access by carriers and parcel recipients.



Resident App

Digital key cards on the Resident App let you minimize contact, unlock your doors, book amenities & more using only your mobile phone.



Your personal canvas.

Your escape. Your haven. Fill it with your own imagination. Be creative. The vision is all yours. Surrounding your style at M2M SQUARED are beautiful new kitchens and modern baths. Open layouts with great views, balconies and most importantly, space to grow, live and dream. Bright clear walls for little Vincent's art. Or for your big screen addiction. This is the space for dinner time stories, snuggles on the couch and Game of Thrones reruns. This where your day begins and evenings end. After all, this is your home.

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Standard Kitchen: Light Scheme





For the lover of spices and herbs, get organized with the pull-out spice rack. The integrated garbage system allow for easy clean ups during meal prep.



Thoughtfully placed USB charging outlets in every bedroom



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Living Room



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Highlighted features and finishes.

- Smart community building entry
- Auto parcel lockers
- Individual on demand for A/C & heating
- Energy recovery ventilator
- Balconies or terraces for most suites

KITCHEN

- Quartz countertop and porcelain backsplash
- Thoughtfully designed hidden-pull kitchen cabinets with soft closing drawer system
- Fully integrated fridge
- Under cabinet lights
- Integrated garbage bin system
- Pull out spice rack for 2 bedroom and larger suites

- Energy Star appliances
- High efficiency washer & dryer
- USB charging outlets in every bedroom
- 9' smooth painted ceilings throughout
- Paints with low levels VOC

BATH

- Medicine cabinet in all standard bathrooms
- Marbled porcelain floor and wall tile along vanity and shower walls
- Soft closing drawer system on cabinet drawers
- Kohler branded toilet

WALLMAN ARCHITECTS

Wallman Architects is a Canadian architectural firm 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.

FIGUR3

Figure3 is Toronto's largest independent, multi-disciplinary interior design firm. The residential studio, led by Dominic DeFreitas, has met with unfettered success, creating award-winning interiors in the residential sector across Canada and the United States. Balancing robust strategic planning with a considered creative vision, the company is known for its superlative spaces. Inspired by a singular purpose: to change how people think, feel, decide, and behave in a space, figure3 connects people to places.

NAK design strategies

NAK Design Strategies is an award-winning landscape architecture and urban design practice with offices in the GTA, Calgary, and Ottawa. Known for their exceptional designs, it has provided lasting value to public and private-sector clients for over 30 years. From vibrant public spaces to private oases, to community master plans, NAK is dedicated to the highest standards of creativity and quality. With a lengthy roster of awards, the company is at the forefront of the contemporary design and development industry.

BOUSFIELDS INC.

Bousfields Inc. is a pre-eminent community planning firm with special expertise in urban design, planning policy, community design, development approvals, community consultation and project management. The firm offers a full range of land use planning and urban design services to the development industry, municipalities, and government agencies. Its reputation and integrity have contributed to a very high success rate in achieving approvals, while addressing the public policy framework and the public interest.

Ferris + Associates Inc. Landscape Architecture and Urban Design

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, international, academic, and master planning projects, the company draws on an extensive pool of experience. Its knowledgeable staff have successfully completed the design development, approval processing, drawing production and contract administration for many complex, high quality projects.



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One 30 Hyde Park, Sydney, Australia



Woolooware Bay, Sydney, Australia



Esplanade West, Sydney, Australia



The Lennox, Sydney, Australia



One Central, Vancouver, Canada



Aoyuan International Centre



Alpha Gardens at Brentwood Central, Vancouver, Canada
A 8 acre master-planned community in the heart of Brentwood.



The Grove, 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.



Chocolate Kingdom, Guangzhou, China
The 1,300 acre resort is divided into five zones: wonderland; tea farm; hotel; hot spring resort; and Karst landscape leisure pasture.



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



Toronto experienced its trademark philosophy of healthy living with M2M, the company's largest master-planned community in Canada to date. Focused on building communities that promote a healthy lifestyle, Aoyuan steps up its game with the launch of M2M SQUARED.

Founded in 1996, Aoyuan is known for integrating residential real estate with sports and recreation amenities. Its first sports-themed development, named Olympic Garden or Aoyuan exemplified the idea that exercise and being healthy started at home, and was celebrated by the International Olympics Committee. Twenty Five years later, Aoyuan remains committed to building healthy lifestyle communities. Their healthy living philosophy has also expanded to several business arms including residential and commercial development, property management, culture and tourism, hospitality, and e-commerce.

Aoyuan has a global presence with multiple projects in Vancouver, Toronto, Sydney, Hong Kong, Guangzhou, to mention a few. Its international success is a result of its hyper-local on-the-ground approach. In every city, the company hand-picks local talent who understands the development landscape and nuances of the local market. Staying true to its core values of efficiency, integrity, and responsibility, Aoyuan International is determined to deliver market-leading properties throughout the world in the years to come.

HONG KONG STOCK EXCHANGE:
CHINA AOYUAN GROUP LIMITED | Stock Code 3883.HK
AOYUAN HEALTHY LIFE GROUP
CORPORATION LIMITED | Stock Code 3662.HK

