

[www.benchmarksignaturerealty.com](http://www.benchmarksignaturerealty.com)

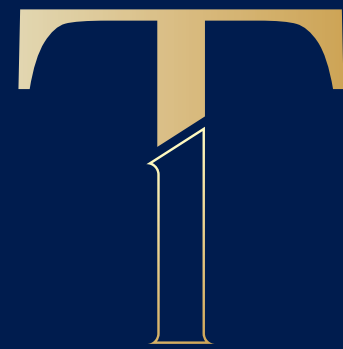


T 1   A T   M 2 M



CRAFTED BY AOYUAN

[www.benchmarksignaturerealty.com](http://www.benchmarksignaturerealty.com) Living made better.



T1 AT M2M

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### 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.



## 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.

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Centred  
in the City.



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

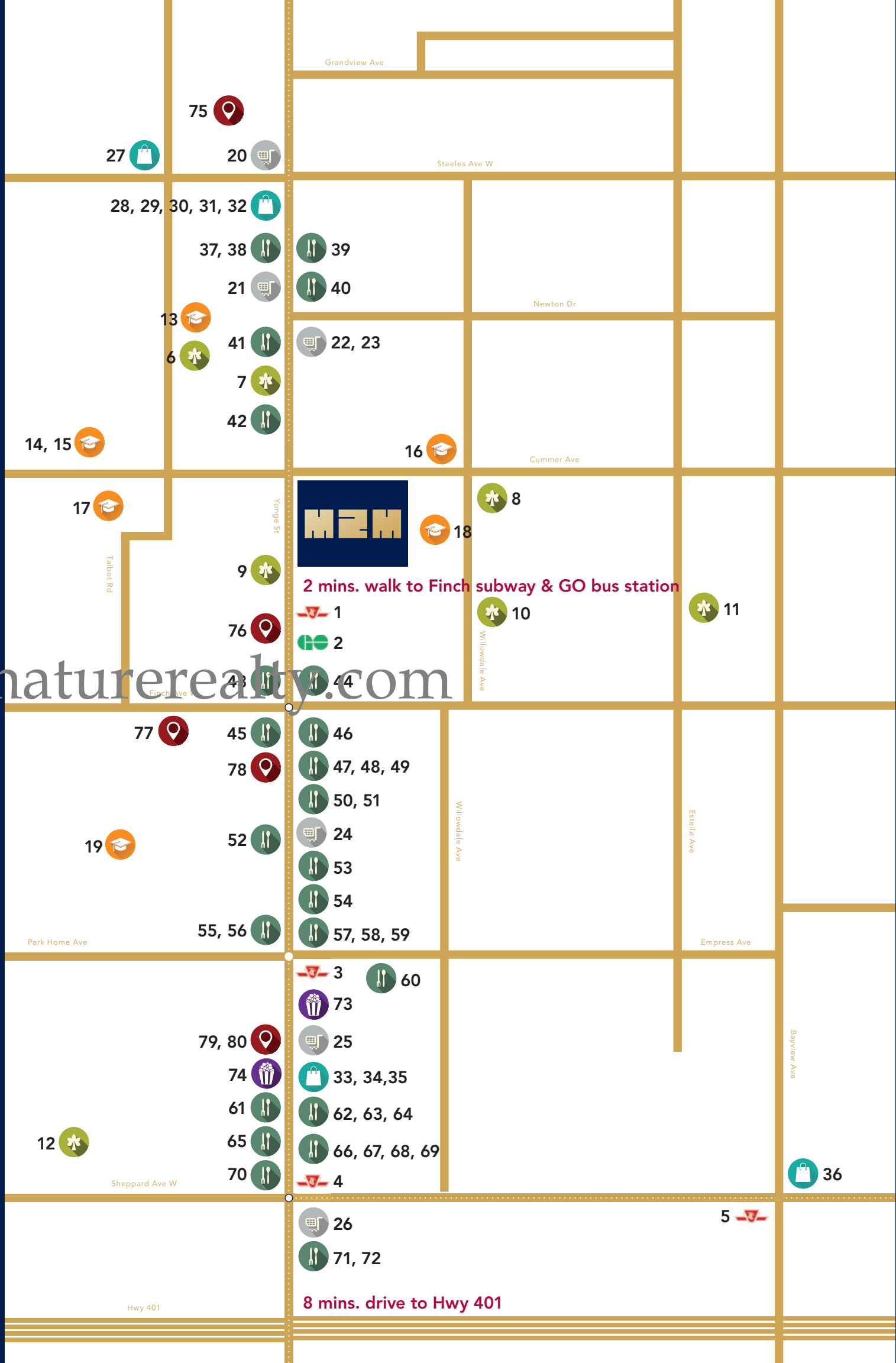
- 37. Congee Queen
- 38. The Pickle Barrel
- 39. Esperado Restaurant & Bar
- 40. Mint Lounge & Karaoke
- 41. Zaffron Restaurant
- 42. Katsuya
- 43. Starbucks
- 44. Basil Box
- 45. Chatime
- 46. Tim Horton's
- 47. Wild Wings
- 48. MeNami
- 49. Mabu Station
- 50. Sansotei Ramen
- 51. Pastel Creperie & 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. Laton Lounge 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



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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.

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Fun.

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

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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.

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Bliss.

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

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Outdoor infinity pool.

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.



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Co-working lounge.

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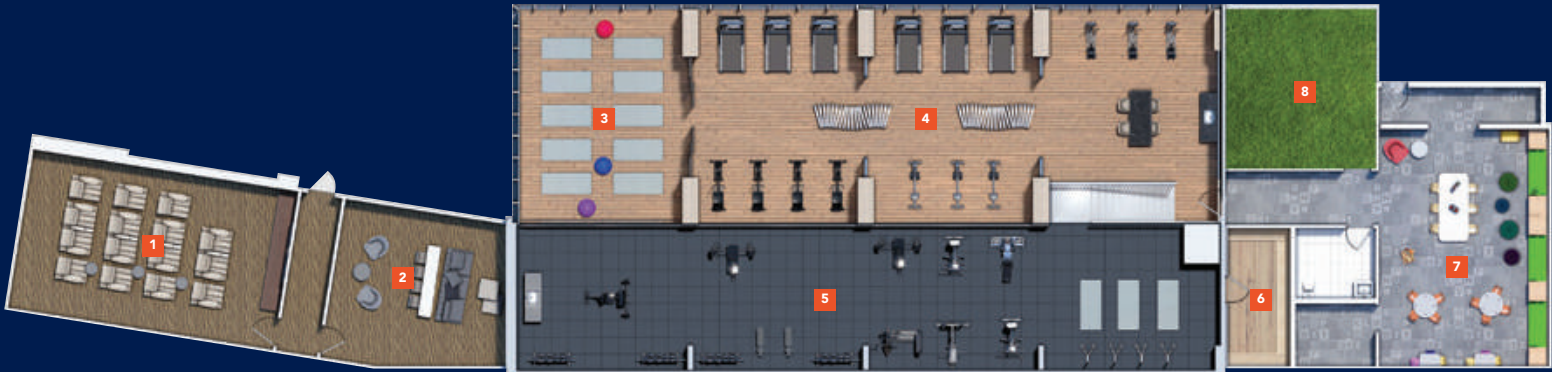
Artist's impression. E. & O.E.

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

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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.

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Living room.

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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.



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## 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



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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 Turramurra (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.

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All renderings and illustrations are artist's impressions. Specifications, layouts and materials are approximate only. The developer reserves the right to make modifications without notice. Tile patterns may vary. Window size and location may vary. E. & O. E.

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