

July 3 2025

Dear North York Community Council,

Re: Refusal of Application for Rezoning at M2M from Office to Retail (Application number **25 134322 NNY 18 OZ**)

First of all thank you for organizing this public meeting. I also appreciate Councilor Cheng's efforts in arranging a Community Consultation meeting on May 20 this year, where we had the opportunity to express our concerns.

The M2M project was built at the expense of demolishing an 11-story building and a sizable plaza which included variety of businesses, such as a law office where I signed my home purchase documents, dental offices, medical labs, pharmacies, retail stores, a grocery store (Food Basic), and a bowling alley.

They took away our harmonious neighbourhood in a promise of bringing more in a modern built & bigger community.

We all know that since COVID changes, the office rentals are not as profitable as retail rentals, but having said that the city and the neighborhood should not sacrifice for the developer's benefit.

The Chinese developer (Aoyuan Group), who is the applicant for the rezoning, has claimed bankruptcy and subsequently had their assets at least in this project acquired seemingly by a sister company called Winlet, which we heard has retained the same

staff with the same phone numbers. So thanks to our Canadian democratic system Winlet (the new owner) exactly looks like Aoyuan Group except on the paper. But one of the catch for the developer is skipping the commitments to none profitable promises such as building a park, community centre, and daycare.

At the Silverview Community Association, which is adjacent to the project, we urge you to deny the rezoning application. The developer already has 7,000 square meters designated for retail use, including a much needed grocery store which is sitting idle for almost a year. We believe that the 10,000 square meters of office space should remain intact.

If for any reason you are considering partial allowance to their application please don't give it up for free & try to claw back what were taken from the city & us by the builder in a very suspicious way.

I mean considering ample space of this project verses downtown high-rises, why the city did not condition the first item to be built should be the park, why community centre was not included in the phase 1?

Okay, now the phase one is done, at least condition them to build half of the park across it?

Thank you for your time and the opportunity to express our concerns.

Best regards,

Majid Kalanaki

President, Silverview Community Association