



NAHID ON BROADVIEW



Nahid Shines Brighter than the Rest

Our contribution to the world goes beyond building structures. Nahid is Options Development's dedication towards making a community of like-minded, yet diverse families and individuals, who share the same passions: the willingness to be good, to do good and to live a happy life. Through this initiative, we are creating various, but unique, housing options linked together by their foundations in affordability, sustainability, luxury, innovation, technology, trust, and safety.

Nahid, the Venus, the Hesperus of the morning and evening sky. It is the brightest glow after the sun and the moon. It outshines the rest of the stars, and so we have named our project as such, because Nahid will brighten up the neighbourhood.





Welcome to 800 Broadview Avenue, Toronto

Nahid buildings are nothing less than perfection; we only settle for the best. Our goal is to provide you with the ultimate living accommodations while considering your needs, wants, and budget. Welcome to Nahid on Broadview, located at 800 Broadview Avenue, Toronto, Canada.



Sophisticated Living Modern Convenience

Welcome home to Nahid on Broadview. Relish in the surroundings of Nahid's graceful and contemporary lobby, artfully appointed with superb finishes. Modern conveniences are at your fingertips with SmartOne state-of-the-art technology accessible from your smartphone. Here, your comfort, safety and security are always paramount.



A Rare, Modern Development in one of the Best Neighbourhoods of the Downtown Area

There is nothing quite like the feeling of coming home to extraordinary elegance. Discover the limited 30 lavish residences up to 1,460 sq. ft., thoughtfully designed to meet the unique needs of only the most discerning clientele.



SUITE 603 1,430 SQ. FT.

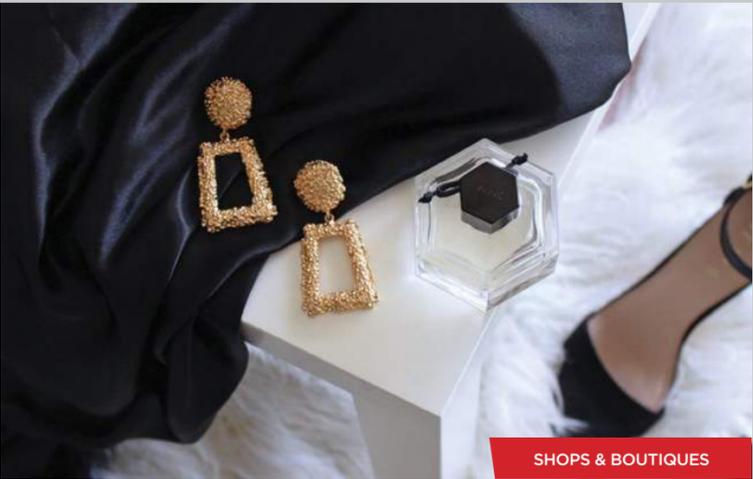
Artist's concept

The Rooftop Awaits

Unwind. Entertain. Socialize. Featuring shaded canopies, beautiful greenery, and ample space for gatherings, or just to enjoy the sun and fresh air, the mindfully designed rooftop patio awaits your downtime plans.

Elevate Your Lifestyle

Located in one of Toronto's most sought-after neighbourhoods, Nahid on Broadview offers more than accommodations, it offers a lifestyle. Enjoy your close access to all of Toronto's most beloved locations. Mornings can be spent enjoying the best of your culinary experiences across the Danforth. Afternoons spent along the boardwalk, followed by lunch in a treasured cafe in Leslieville. Your evenings can be spent enjoying your favourite artists in the many venue halls and museums around the city.



LOUNGE AND PRIVATE DINING ROOM



In the Neighbourhood

With beautiful parks, shops and dining spots, this 6-storey apartment building offers the best of the city life experience. Located at the edge of downtown Toronto and the metropolitan Danforth area, and sitting next to Broadview TTC station, Nahid on Broadview provides exceptional accessibility and makes car-free living possible and ideal. This lively neighbourhood is rich in culture and is the best place for those who like walking, shopping, taking part in art festivals and enjoying street cafes and restaurants.



ROYAL ONTARIO MUSEUM

The Royal Ontario Museum is a museum of art, world culture and natural history in Toronto. It is one of the largest museums in North America and the largest in Canada.

TORONTO EATON CENTRE

As downtown Toronto's only urban shopping centre, the Toronto Eaton Centre offers over 230 retailers, restaurants, and services. With a diverse mix of Canadian & International shops, there's something to satisfy every Shopper's palate.



CN TOWER

The 553 meter high landmark CN Tower is located in downtown Toronto with a 360° view restaurant for entertaining.

DISTILLERY DISTRICT

Art lovers come for the galleries, outdoor sculptures, dance, music and stage performances at the area's several theatres. The pedestrian-only Distillery District draws crowds to its cobblestone streets lined with hip indie restaurants, bars and boutiques.

HARBOURFRONT CENTRE

An innovative cultural organization which provides internationally renowned programming in the arts, culture, education and recreation, all within a collection of distinctive venues in the heart of Toronto's downtown waterfront.

YONGE & BLOOR

More than an intersection: Yonge & Bloor, the unofficial dividing line between downtown and midtown, is one of Toronto's busiest hubs. From the affluent Yorkville shopping district to the country's largest public reference library, a myriad of bustling restaurants, shops, and services are all just blocks away from Broadview.



Neighbourhood Local

CAFES **Cafe Fiorentina** – 463 Danforth
Gourmet traditional plain croissants (for purists) and fine coffees.

Thobors – 479B Danforth
Parisian-style baguettes, seven-grain bread, croissants, macarons and the seasonal bûche de Noël.

DINING & BARS **Allen's** – 143 Danforth Over 30 years of service with an extensive beer menu, a charming back patio and one of the best burgers in the city.

Christina's – 492 Danforth A local Greek mainstay featuring souvlaki and saganaki.

Dora Keogh's – 141 Danforth Irish pubhouse with traditional live music

Louis Cifer Brew Works – 417 Danforth
Massive brewpub with 24 taps featuring house beers, Ontario craft brews, cocktails, and house-made root beer.

Mister Frenchy – 675 Danforth
The delicious signature French “taco” is stuffed and grilled to order.

The Only Cafe – 972 Danforth One of the city's finest beer emporiums/ cafe with a Bohemian creative vibe.

Pizzeria Libretto – 550 Danforth
Signature charred and chewy Neapolitan pizzas baked in wood-burning ovens.



THOBORS BAKERY



CHRISTINA'S



PIZZERIA LIBRETTO



THE BIG CARROT



WITHROW PARK



EVERGREEN BRICKWORKS

FOOD SHOPS **The Big Carrot** – 348 Danforth
Organics, non-GMO and local fresh groceries plus a range of health-store goods.

Cheese Emporium – 479 Danforth
International offerings and tasty finds from Quebec.

TREATS **La Diperie** – 372 Danforth This Quebec-based ice cream shop elevates the classic dipped cone with 30 flavours of chocolate coating, or vanilla soft-serve rolled in any of the 20-plus toppings.

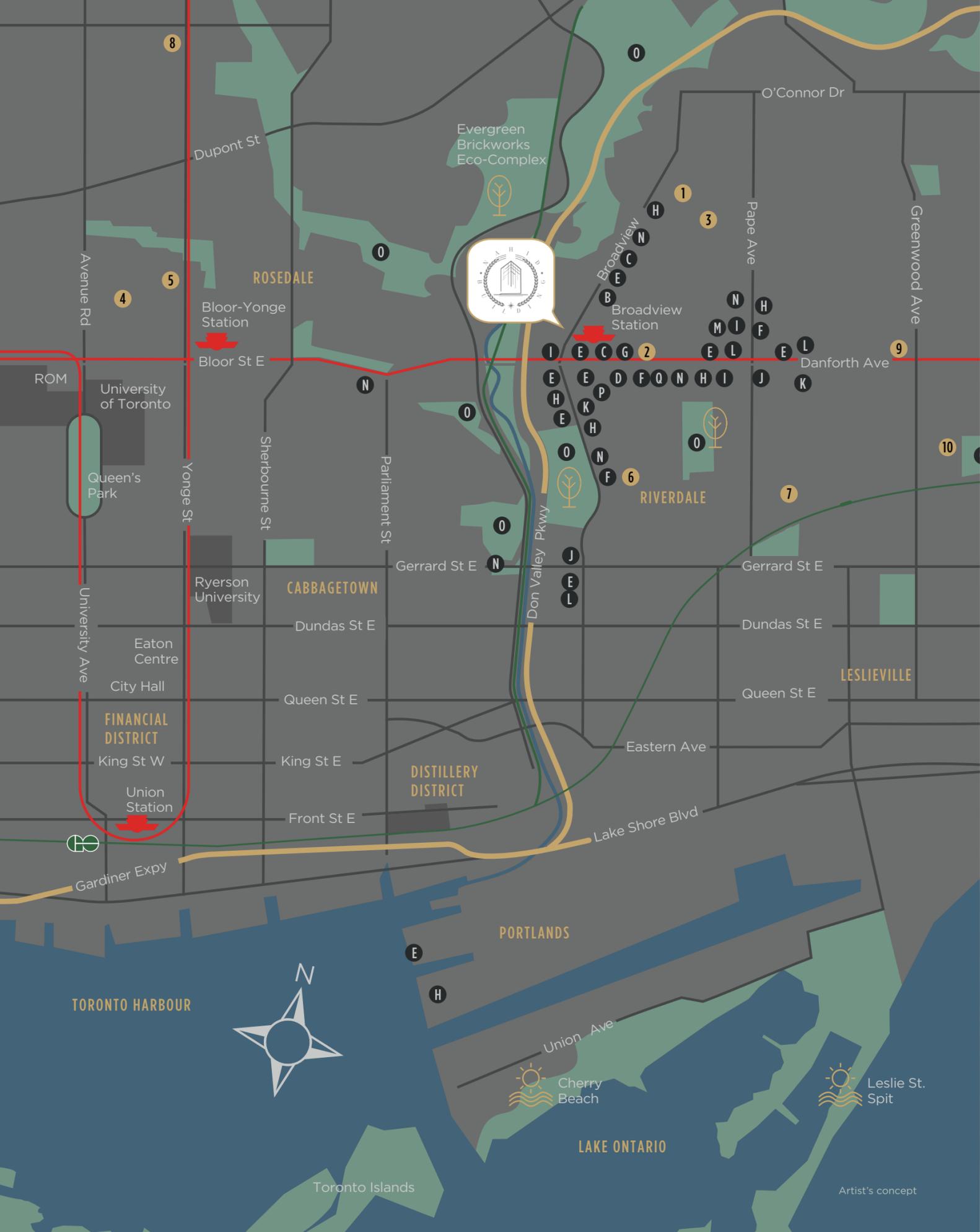
VON Doughnuts – 713 Danforth
Ranging from classics to decadently unique creations.

AREA PARKS **Riverdale Park** Popular for winter tobogganing and views of downtown Toronto skyline. The park has many recreational trails ideal for walking.

Withrow Park It features two ball diamonds, a multipurpose sports field, two outdoor tennis courts, a volleyball court, a dog off-leash area, a wading pool and a children's playground.

Evergreen Brickworks Open year-round, Evergreen Brick Works welcomes visitors to experience its public markets, enjoy outdoor learning and nature play, and explore public art in the heart of Toronto's ravine system.

Don Valley Biking Path Located in the heart of Toronto, the Don Valley offers a wide assortment of trail opportunities. With trails ranging from wide-open single track, to flowy ravine-wall trails, to tight man-made TTFs, the Don has something for every level of mountain biker.



Close to Perfection

- A** Local Bars and Restaurants
- B** Metro Movement Dance Studio
- C** The Social Capital Theatre
- D** Danforth Music Hall
- E** Local Bars and Restaurants
- F** Medical Services
- G** Pharmacy
- H** Grocery store
- I** Gym
- J** Toronto Public Library
- K** Community Centre/Services
- L** Local Shops
- M** Lolart School
- N** Church/ Place of Worship
- O** Parks and Gardens
- P** Joy of Dance
- Q** Drey Dance Academy
- R** City Adult Learning Centre

SCHOOLS

- 1** Chester Elementary School
- 2** Claremont School
- 3** Westwood Middle School
- 4** Jesse Ketchum Junior and Senior Public School
- 5** Maple Leaf College
- 6** Quest Alternative Senior School
- 7** East Alternative School of Toronto
- 8** The York School (Middle & Senior School Campus)
- 9** Greenwood Secondary School
- 10** St. Patrick Catholic Secondary School



Where Elegant Living meets Unsurpassed Style



Come home to a perfect spectacle of how Broadview harmonizes the rapid movement of life in the city, with an unmatched level of comfort and tranquility. Broadview consists of thirty lavish residential units, found within a six-storey boutique condominium located in the heart of Downtown Toronto, a perfect place for families and individuals to call their own.



Artist's concept

GOURMET OPEN CONCEPT KITCHEN

Compared to other modern or traditional apartment buildings, the residences of Nahid on Broadview are exceptionally large with an open-concept designed living and dining area, accompanied with an expansive and exceptional kitchen. The master bedrooms are a combination of spacious sleeping quarters, an intelligently constructed walk-in closet and a magnificent ensuite, coming together to make an oasis of luxury and comfort.

In addition, the immense private balconies expand the space and extend life beyond the inside walls, bringing the delights of the outside world to your place.



ROOFTOP PATIO

The rooftop common area and amenities are subject to municipal approvals. Specifications subject to change without notice. Rendering is artist's concept. E. & O. E.



The Ultimate Convenience

Residents in **SmartOne** powered units are provided with both a mobile phone app and an installed wall pad interface that provides a simple way to interact with their suite and building amenities.



Control at Your fingertips

Adjust your suite's temperature, set the security alarm and receive notifications about your building's services or events using your in-suite wall pad or remotely via your smartphone app.

Preview and Welcome Guests

View and speak with guests or service providers on the wallpad before allowing them entry.

Entry-Access Management

No more keys. Digital door locks use a personalized access code for entry. Additional codes can be programmed for family members, friends, or service providers like cleaners or homecare providers. Homeowners can also track who has entered their suite, using the in-suite wall pad.

Security and Peace of Mind

A camera view of select common areas and direct video communication with the concierge provides added peace of mind for residents (video is one-way to protect resident privacy).

Community Access

A personalized Bluetooth smartphone app unlocks common area doors as a resident approaches.

Licence Plate Recognition Capabilities

Licence plate recognition provides automated entry to the parking garage for residents and registered guests—no fob or door opener is required.

Services and Parcel Deliveries

Seamless and fast access to visitor parking availability and booking, integrated parcel delivery notifications, and concierge services.

Integrated Managed Network

A dedicated professional team monitors and manages the sophisticated network infrastructure in the building to keep the system connected and running smoothly. An on site backup generator keeps the system running in the event of power disruptions.



The Best Wifi Technology

A new home is something worth celebrating. Make your move even better with Canada's fastest ranked Internet technology,* and incredible Fibe TV.

-  100% fibre straight to your home - there's nothing faster
-  Smart and fast Wi-Fi in every room of your home*
-  The best whole home PVR* which allows you to set your recordings from anywhere
-  The best TV app* with access to the most live and on demand channels, as well as your recordings, even without Wi-Fi

Available as your bundle:*

- Unlimited Internet usage with total download speed of up to 1.5 Gbps**
- The Better TV programming package and our 4K Whole Home PVR
- Premier sports, family and entertainment channels, plus 4K channels



* See sales representative for full details on Bell Offers currently available to residents. Other restrictions may apply. Additional charges may apply depending on services and usage. Available to new residential customers where technology, access and eligibility permit. Subject to compliance with the Bell Terms of Service, bell.ca/agreements. Speeds on the Internet may vary with your configuration, Internet traffic, server, environmental conditions, simultaneous use of Fibe TV (if applicable) or other factors. Fibe TV may be incompatible with closed-circuit television systems in your building and affect access to security features, such as lobby camera.
** Speeds referenced assuming optimal network conditions, maximum upload speed can only be obtained on a wired connection. Fibe is a trademark of Bell Canada. Specifications subject to change without notice. E. O. & E.

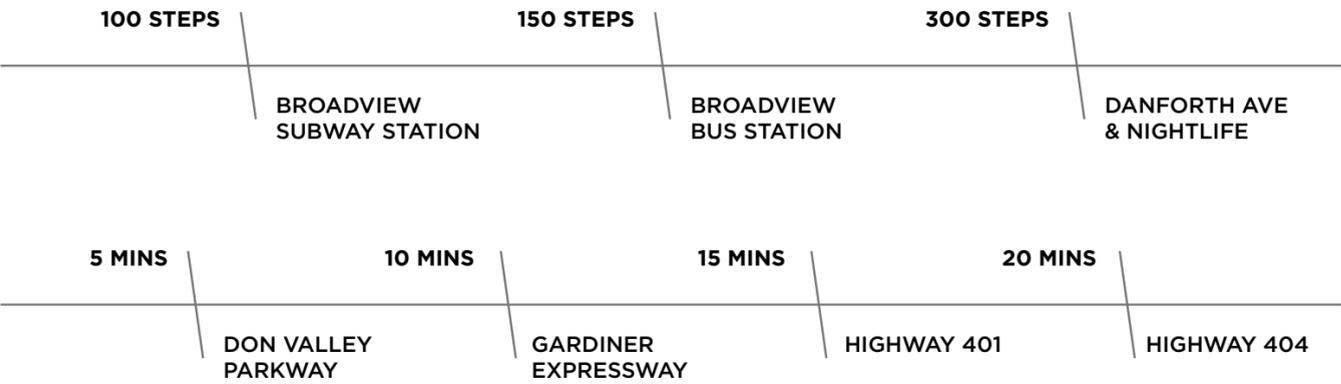


MINUTES AWAY



Comfort
Commuting

STAY CONNECTED



Steps Away From Everything

Nahid on Broadview is centrally-located and in close proximity to public transportation, including Broadview TTC Station and Danforth GO Station and major highways, including the DVP, 401, and the Gardiner Expressway. Wherever you need to go, the trip there and back is simple and convenient.

Enjoy access to the surrounding beauty of the city of Toronto with ease; the comfort of Nahid on Broadview extends beyond the home to the outside world.





Who **WE** Are

At Options, we create more than just structures. We build spaces where you can make memories, create stories, and shape your future.

Our goal is to form communities of diverse individuals and families leading happy lives. Through our Project Nahid initiative, we are now doing so by creating unique housing options linked together by their luxury, affordability, sustainability, innovation and technology.

Since 2013, Options Development has focused on improving the lives of our customers and the communities in which they reside by providing well-built, high-quality homes that are perfectly suited to their needs and desires.

We are dedicated to giving back to the community through creating safe, sustainable, advanced, friendly and fun neighbourhoods that embrace all the essential aspects of a life well-lived.

Options

optionsdevelopment.ca



In the Greater
Toronto Area,
nobody gives you
more options than
**OPTIONS
DEVELOPMENT.**



Because **Living Matters.**



Options
Development