

Project: ONE Water Street
Project location: 1187 Sunset Drive, Kelowna

Project size/scope: Two towers with a total of 403 condominium homes:
Tower 1: 36-storey, 221-unit building
Tower 2: 29-storey, 182-unit building

These towers will offer buyers the ability to enjoy urban lake life at new heights. Once built, ONE Water Street will be the tallest development between Metro Vancouver and Calgary. On the shores of the majestic Lake Okanagan, in the heart of downtown Kelowna, two striking silhouettes will soar into the sky. A modern combination of residential and retail, ONE Water Street will be a revolutionary, highly amenitized community.

The iconic towers will sit atop a three-storey “podium” featuring an external façade containing commercial, retail, and restaurant space. ONE Water Street’s three-story parking facility is situated behind the façade and is invisible from the street. Level four will feature “The Bench,” an exclusive 1.3 acre (58,000sf) amenity space inspired by outdoor living at Okanagan resorts. The Bench will include an outdoor patio, with tables and couches for dining and entertainment, as well as two swimming pools, a generously-sized hot tub, a pickleball court, a fitness facility, dog park, fire pits and other amenities.

Developer: North American Development Group www.nadg.com & Kerkhoff Construction Ltd. www.kerkhoff.ca

Architect: KASIAN Architecture - www.kasian.com
Interior designer: Inside Design Studio - www.insidedesignstudio.com

Sales centre: 1001 Manhattan Drive
Sales phone: 778-940-8385
Hours: Monday to Saturday 11 a.m. to 5 p.m.
Sales begin: September 29, 2017

Website: ONEwaterstreet.ca

Occupancy: 2020

Prices: (proposed and subject to change)

Studios	442 to 457 sf	from \$289,900
One-bedroom	536 to 553 sf	from \$324,900
One-bedroom and den	611 to 612 sf	from \$349,900
One-bedroom and den	630 to 634 sf	from \$364,900
Two-bedroom,	840 to 1015 sf	from \$454,900
Two-bedroom	1001 to 1100 sf	from \$529,900
Two-bedroom and den	1,165	from \$569,900
Two-bedroom and den	1,348 sf	from \$749,900
Three-bedroom,	1,408 sf	from \$759,900
Townhomes	1,775 to 1,904 sf	from \$834,900
Sub-penthouses	1,591 to 2,632 sf	from \$1,699,900

EMBRACING THE “OKANAGAN URBAN” LIFESTYLE

Kelowna’s economy, population and lifestyle are transforming, and we’re building new housing that celebrates it.

- ONE Water Street addresses Kelowna’s need for taller residential buildings and more housing density in light of the city’s sudden growth and a change in attitude triggered by new industries and new residents.
- At a proposed 36 (Phase One) and 29 storeys (Phase Two), ONE Water Street’s two proposed towers will be the tallest towers between metro Vancouver and Calgary.
- The name ONE Water Street reflects its location at the northernmost end of Water Street in downtown Kelowna.
- With its ideal Kelowna city centre location and its proximity to the lake and revitalized downtown core, ONE Water Street will offer a distinctive and sophisticated standard of Okanagan Urban living.
- ONE Water Street is expected to be a trend-setter for future developments in the region, and be in demand in Kelowna by young people, families and retirees alike moving from larger centres.
- Think “resort” when you look at ONE Water Street’s common area amenities.

DESIGN: FUNCTIONAL EXCELLENCE FROM THE TOP DOWN, INSIDE OUT

- ONE Water Street's contemporary design is inspired by some of the most sought-after multi-storey residences in major cities.
- The concrete and glass high-rise towers are designed by internationally renowned Kasian Architecture, rated among the top 100 architectural firms in the world.
- All of the homes at ONE Water Street will enjoy views of Okanagan Lake and/or neighbouring Knox Mountain, with extremely large balconies incorporated into the design to allow residents to enjoy outdoor living to the maximum
- The two towers are designed to visually "rotate and stretch" as they rise, affording approximately 80% of the homes at ONE Water Street unobstructed balcony views of the lake and Kelowna's iconic William R. Bennett Bridge.
- The entire complex is fully above ground, on a site just a block away from Okanagan Lake. Unlike other developments, ONE Water Street will provide increased protection from any overland water that may occur during peak levels of the lake.
- When fully complete, ONE Water Street will offer more than 400 residences in the community, including an assortment of studio, 1, 2 and 3-bedroom apartments, as well as a limited number of penthouses. A selection of townhomes and Live/Work street level homes are also planned.
- The two towers will sit atop a three-storey "podium" structure that connects the two towers. The first three storeys will house a parkade, surrounded by a perimeter of commercial space that renders the parkade invisible from street level. The fourth level is an elevated 1.3 acre landscaped area called "The Bench" offering more than 58,000 square feet of amenities and space exclusively for the use of ONE Water Street residents to enjoy outdoor living.

DESIGN: NEIGHBOURHOOD SETTING

- This “Okanagan Urban”-inspired building is balanced by its relaxed environment. Think peaceful serenity, yet walkable to everything a modern city offers, and easy to cycle around.
- ONE Water Street’s spectacular natural setting includes being located right next to Knox Mountain and just a block away from Okanagan Lake.
- ONE Water Street is also mere steps away from Kelowna’s downtown in the heart of the cultural district, which includes the Rotary Centre for the Arts, the Kelowna Art Gallery and several theatres.
- Residents will be able to enjoy numerous shops, many restaurants, an art walk, bike routes and transit, on their way to Kelowna’s downtown core.
- Across the street on Sunset Drive, residents can dine at the highly-rated Bouchons Bistro or Waterfront Wines Restaurant.
- Also across the street is Prospera Place, Kelowna’s gathering place for major special events, concerts and Kelowna Rockets hockey.

ONE WATER STREET - LAYOUT

- Tower 1: Proposed 36-storey tower, 221 homes
- Tower 2: (Release Date TBD) – 29-storey tower, 182 homes

PHASE ONE TOWER

Levels 1 to 3

- Features a 543-car above-ground parkade, accessible from both Sunset Drive and Ellis Street.
- The parkade will be wrapped by commercial, retail, and restaurant space rendering it invisible from the street.
- Commercial businesses will front onto Sunset Drive, Water Street and Ellis Street.

Level 4: INTRODUCING “THE BENCH”

- The centrepiece of ONE Water Street will be the fourth level, which connects the two towers. It’s an elevated 1.3-acre landscaped podium called “The Bench”.
- Inspired by the elegance of outdoor living at vineyard resorts, this lifestyle and community area will include an outdoor patio with tables and couches for dining and entertainment. Additional amenities will include:
 - Two swimming pools (adult and family oriented)
 - A generously-sized hot tub
 - A large private fitness facility
 - 1,500 square foot multi-purpose amenity room
 - Dog park
 - Fire pit enclaves
 - Pickleball court
 - Barbeque and outdoor picnic areas

Levels 5-6: Two-level townhomes with direct access to the 4th level “Bench” amenity area

Levels 6-10: Ten units per floor. Mix of studios and smaller 1-2 bedroom homes

Levels 11-32: Seven units per floor including 1 bedroom-plus den units and larger 2 and 3 bedroom homes (1,000sf)

Levels 33-35: Large sub-penthouses. Three units per floor

Level 36: Single 4,500sf penthouse suite

updated August 30, 2017