

Project:	ONE Water Street
Project location:	1187 Sunset Drive, Kelowna, B.C.
Project size/scope:	Two-tower community featuring The Bench , a 1.3 acre amenity area & health club East Tower: 36-storeys, 190-homes sold since Fall 2017 West Tower: 29-storeys, coming Spring 2018

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.

Steps from the shores of majestic Okanagan Lake, and 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 development's first building – the East Tower - is now under construction, with 190 homes sold since Fall 2017. The West Tower is the development's second building and the final opportunity to own at ONE Water Street. Many of the homes in this building will feature even larger balcony sizes than the East Tower. The West Tower will also offer more one-bedroom+den units, meeting the demands of purchasers.

Level four of the iconic towers will feature “**The Bench**,” an exclusive 1.3 acre (58,000 sf) outdoor amenity space inspired by outdoor living at Okanagan resorts.

THE BENCH

OUTDOORS: The Bench will include two swimming pools, a generously-sized hot tub, a pickleball court, an outdoor patio with tables and couches for dining and entertainment, dog park, barbecue and picnic areas, fire pit enclaves.

INDOORS: Residents will enjoy a large private health club featuring a fully-equipped gym, a yoga studio, multi-purpose/entertainment room, and other amenities. The iconic towers will sit atop a three-storey “podium” featuring an external façade containing retail, commercial, and restaurant space. ONE Water Street's three-story parking facility is situated behind the façade and is invisible from the street.

Developers:	North American Development Group www.nadg.com Kerkhoff Construction Ltd. www.kerkhoff.ca
Architect:	KASIAN Architecture - www.kasian.com
Landscape architect:	van der Zalm + associates inc. www.vdz.ca
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 4 p.m.
Website:	ONEwaterstreet.ca

WEST TOWER FLOOR PLANS

Studios	434 to 448 sf
One-bedroom	512 to 530 sf
One-bedroom and den	587 to 610 sf
Two-bedroom	818 to 1,053 sf
Two-bedroom and den	1,132 to 1,311 sf
Townhomes	1,702 to 1,899 sf
Sub-penthouses	1,397 to 2,613 sf
Penthouse	4,500 sf

ANTICIPATED OCCUPANCY

- Fall 2021 (East Tower)
- Spring 2022 (West Tower)

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 36 (Phase One: East Tower) and 29 storeys (Phase Two: West Tower), ONE Water Street’s two proposed towers will be the tallest 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 found 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 one block away from Okanagan Lake. Unlike other developments, ONE Water Street will provide increased protection from any overland water that may occur during peak water levels in the lake.
- When fully complete, ONE Water Street will offer approximately 400 residences in the community, including an assortment of studio, one and two-bedroom homes, one-bedroom+den, a limited number of sub-penthouses, a single penthouse and a selection of townhomes and Live/Work street level homes.
- 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.
- Extending beyond the great outdoor Bench offering, inside on the ground floor of the East Tower, you will find a private health club featuring a fully-equipped gym with state-of-the-art fitness equipment. On the ground floor of the West Tower, you will find a yoga studio and other indoor community amenities.

DESIGN: NEIGHBOURHOOD SETTING

- This “Okanagan Urban”- inspired building is balanced by its relaxed environment. Think peaceful lakeside serenity, yet walkable to everything a modern city offers, and easy to walk and cycle around.
- ONE Water Street’s spectacular natural setting includes being a five-minute walk to Okanagan Lake with boardwalks, parks and beaches, and a 15-minute walk to Knox Mountain.
- 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.
- Steps from the Okanagan Rail Trail head, accessing 48 km of trails starting near ONE Water Street north to Coldstream (near Vernon). The first three phases of this four-phase construction project are complete.
- Across the street on Sunset Drive, residents can dine at the highly-rated Bouchons Bistro and Waterfront Wines Restaurant. Downtown Kelowna is home to many farm-to-table restaurants, tapas houses, wine bars, micro-breweries, pubs and dining options.
- Also across the street is Prospera Place, Kelowna’s gathering place for major special events, concerts and Kelowna Rockets hockey.
- Walk to world-renowned and championship events, Kelowna community events and local neighbourhood events. Some of these include wine festivals, culinary championships, concert and tours, art exhibits, cultural events, and Festivals Kelowna events.

WEST TOWER LAYOUT

SALES COMMENCING SPRING 2018 – 29 STOREY TOWER

Levels 1 to 3

- Features a 580-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.
- Retail/commercial businesses will front onto Sunset Drive, Water Street and Ellis Street.
- New Live-Work Homes featuring office space on the street level, and living space or additional office space on the second floor.

Level 4: Featuring “THE BENCH”

- The centrepiece of ONE Water Street will be the fourth level, which connects the two towers.
- The elevated 1.3-acre landscaped podium called “The Bench” is 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 health club featuring fully-equipped gym and yoga studio
 - 1,500 square foot multi-purpose amenity/entertainment room
 - Dog park
 - Fire pit enclaves
 - Pickleball court
 - Barbeque and outdoor picnic areas
 - Guest Suite

Levels 4-5: Two-level townhomes with direct access to the fourth level “The Bench”

Levels 6-10: Ten homes per floor. Mix of studios and smaller one and two-bedroom homes

Levels 11-25: Eight homes per floor including one-bedroom-plus den and larger two-bedroom homes

Levels 26-28: Large sub-penthouses. Three sub-penthouse homes per floor.

Level 29 Single 4,500 sf penthouse

updated February 13, 2018