

Project:	ONE Water Street “Kelowna's Best-Selling Community” – 360+ Homes Sold
Presentation Centre & Display Suites:	1001 Manhattan Drive, Kelowna, B.C.
Hours:	Tuesday to Saturday 12 p.m. to 4 p.m. (closed Sunday/Monday)
Website:	ONEwaterstreet.ca
Sales phone:	778-940-8385

Project location, size and scope

- 1187 Sunset Drive, Kelowna, B.C.
- Two-tower community featuring “**The Bench**”, an abundance of amenities on the fourth floor
- West Tower: 29-storeys, more than two-thirds of homes were sold on opening weekend in May
- East Tower: 36-storeys, under construction

The first of their kind in Kelowna, the two high-rise towers at ONE Water Street offer buyers the ability to enjoy urban lake life at new heights, with unrivalled balcony views anywhere in the Okanagan. Steps from the shores of majestic Okanagan Lake, and in the heart of downtown Kelowna, the 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 and the West Tower sales started in May with more than two-thirds of homes sold on opening weekend. The Reserve Collection at ONE Water Street has just been released – two and three bedroom (some with dens) lakeview homes and townhomes. Sub-Penthouse and Penthouse homes are also available.

THE BENCH

The iconic towers will sit atop a three-storey “podium” featuring an external façade containing retail, commercial, restaurant space and a hidden above-ground parking facility. Level four of the iconic towers will feature “**The Bench**,” an exclusive 1.3 acre (58,000 sf) landscaped amenities space inspired by outdoor living at Okanagan resorts.

OUTDOORS: 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, yoga/Pilates/dance/stretch studios, multi-purpose/entertainment room, guest suites and other amenities.

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

WEST TOWER LAYOUT
SALES UNDERWAY

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 plus yoga/Pilates/dance/stretch studios
 - Dog park
 - Fire pit enclaves
 - Pickleball court
 - Barbeque and outdoor picnic areas
 - Guest Suites
 - 1,500 square foot multi-purpose amenity/entertainment room

Levels 4-5: Two-level townhomes with direct fourth-level access to “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 4,600 sf penthouse

WEST TOWER FLOOR PLANS (including interior and exterior)

(Subject to change)

Studios	551 to 598 sf
One-bedroom	635 to 1,323 sf
One-bedroom and den	707 to 1,358 sf
Two-bedroom	1,013 to 1,414 sf
Two-bedroom and den	1,548 to 1,608 sf
Townhomes	2,117 to 2,188 sf
Sub-penthouses	1,931 to 3,666 sf
Penthouse	4,600 sf

ANTICIPATED OCCUPANCY

- East Tower - Fall 2021
- West Tower - Early 2022

EMBRACING THE “OKANAGAN URBAN” LIFESTYLE

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

- At 36 and 29 storeys, 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.
- 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.
- Residents will be able to accommodate visitors overnight by booking one of two designated guest suites – one in the East Tower, and the other in the West Tower.

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.
- On the ground floor of the East Tower, residents will enjoy exclusive use of a private health club featuring a fully-equipped gym with state-of-the-art fitness equipment. On the ground floor of the West Tower, a yoga/Pilates/dance/stretch studio and other indoor community amenities will be offered.

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 Bouchons Bistro and Waterfront Wines Restaurant, two of Kelowna’s best restaurants with award-winning chefs. Not far away, 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.

updated Jun 15, 2018

** See Disclosure Statement for specific offering details. Prices quoted exclude taxes and are subject to availability at the time of purchase and are subject to change without notice. Renderings are an artist’s conception and are intended as a general reference only. E.&O.E. Sales and Marketing provided by Fifth Avenue Real Estate Marketing Ltd. fifthave.ca and Epic Real Estate Solutions Inc. epicres.com*