

OKANAGAN URBAN

AT NEW HEIGHTS

ONE

WATER  
STREET

# THE VISION TO REDEFINE OKANAGAN URBAN LIVING



Rendering is an artistic representation only.

On the shores of majestic Okanagan Lake, two striking silhouettes soar into the Kelowna sky. A contemporary combination of residential and retail, ONE Water Street is a revolutionary urban community in the nexus of the evolving downtown Kelowna, where Okanagan living reaches new heights.



## A POWERFUL COLLABORATION WORLD-CLASS STANDARDS

Creating a world-class community takes visionary leadership and dedicated expertise. Two leading real estate firms realized the potential of downtown Kelowna and combined their extensive experience and knowledge to envision ONE Water Street. Together, NADG and Kerkhoff are committed to growing and enhancing the lifestyle and landscape of downtown Kelowna. Okanagan Urban.



A leading real estate developer since 1977, North American Development Group (NADG) possesses a rich history in the acquisition, development, and management of mixed-use and retail projects, and is well-known for its master-planned community of McKinley Beach. While local connections run deep, the firm also has eleven offices across Canada and the United States, offering development expertise and industry knowledge to a variety of markets. NADG is attuned to how people want to live, work and play.



Kerkhoff Construction is a British Columbia firm at the cutting edge of the construction and project management of commercial and residential properties. With nearly 50 years of experience, the forward-thinking company is known for their elevated sense of reliability and integrity. They were responsible for building the first high-rise in Kelowna, Executive House in 1981, and are currently developing the highly successful 21-storey 1151 Sunset tower, located immediately adjacent to ONE Water Street. Applying their expertise to projects in BC and around the world, Kerkhoff changes skylines and builds landmarks.

**McKinley Beach**, Kelowna, British Columbia



**Harbour Cove**, Vancouver, British Columbia



**1151 Sunset Drive**, Kelowna, British Columbia



Rendering is an artistic representation only.

**Dartmouth Crossing**, Dartmouth, Nova Scotia



**Eldorado**, Scottsdale, Arizona






**d'Corize**, Surrey, British Columbia







**BC'S FASTEST GROWING METROPOLITAN AREA**

<b>#1</b> ENTREPRENEURIAL REGION IN CANADA	 <b>10TH BUSIEST AIRPORT IN CANADA</b>
<b>19 GOLF COURSES</b>	<b>15 BREWERIES</b>
2,904 SQUARE KILOMETRES OF BEACHES	
 <b>63 COMMUNITY PARKS</b> <b>100'S OF KILOMETERS OF TRAILS</b>	<b>2,000+ HOURS OF SUNSHINE EACH YEAR</b> 



**OKANAGAN URBAN:  
THE EVOLUTION OF AN EMERGING CITY**

Known for its sultry hot summers, picturesque wineries, crystal clear lake, numerous golf courses and world-class skiing, the Okanagan has long been a destination. Unsurprisingly, its appeal as a year-round home has escalated, resulting in the vibrant cityscape of Kelowna.



## ARTICULATING A VISION

NADG and Kerkhoff engaged the award-winning Kasian architectural firm to design ONE Water Street. They specifically created ONE Water Street to connect residents with the surrounding environment of city and nature, people and place, defining a new Okanagan Urban style. Downtown Kelowna is coming of age and rapidly evolving to become an urban centre, and is recognized as an emerging city surrounded by a natural environment unlike any other. Anchored by a three-storey podium, the two slender towers of 36 and 29 storeys high are staggered to reflect the rugged mountain terrain in the near distance, while optimizing breathtaking views across the horizon. A façade of glass will shimmer like the nearby lake. ONE Water Street is a thoughtful interpretation of Okanagan Urban, shining a new light on downtown and granting the city a landmark of iconic architecture and social connection.

Known for using collaborative community-minded thinking to design buildings that are distinctive and distinguished, Kasian Architecture has been recognized by New York's Interior Design Magazine as one of the top 100 architecture firms in the world. Among Kasian's many designs, some of the best-known ones in western Canada are the National Music Centre in Calgary, the Jim Pattison Outpatient Care & Surgery in Surrey, the Porsche Centre in Vancouver, Surrey City Hall, and the Canada Line rapid transit station at Vancouver International Airport (YVR). Other notable buildings designed by Kasian in Kelowna include the Arts and Science Centre, the Charles E. Fipke Centre for Innovative Research, and the Kelowna RCMP Headquarters.



Rendering is an artistic representation only.

"We are thrilled to create an iconic landmark that speaks to the Okanagan Urban lifestyle. We designed every detail of this project thinking about the people who will enjoy, use and live here. The sculptural tower forms and silhouettes are the signature view for ONE Water Street, and will become a recognizable element of the Kelowna skyline. At podium level, a private world will be created for residents to enjoy an array of outdoor and indoor amenities. They will be able to enjoy privacy as well as social interaction, depending on their use of the spaces. At ground level, the streetscape is animated and engaging for all Kelowna residents walking by the retail, restaurants, and landscape elements. By blurring the boundaries between interior and exterior, we have replicated the unique indoor/outdoor culture of the Okanagan."

**DON KASIAN** PRESIDENT

**National Music Centre**, Calgary, Alberta



**Surrey City Hall**, Surrey, British Columbia



**Charles E. Fipke Centre for Innovative Research**, Kelowna, British Columbia



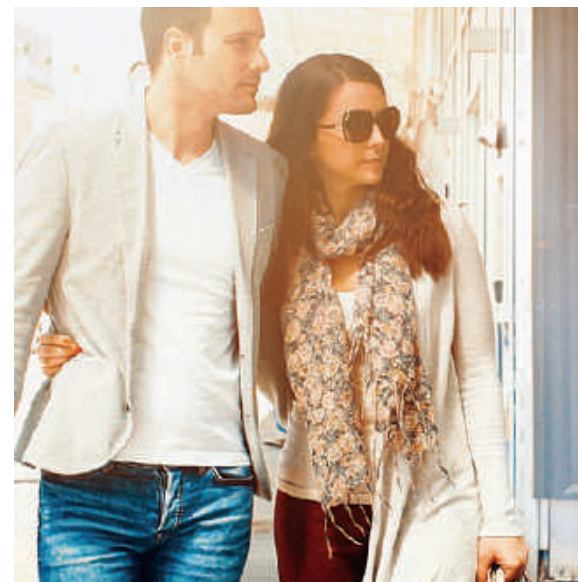
**Porsche Centre**, Vancouver, British Columbia





## A NEXUS OF DOWNTOWN LIFE

Only steps from the shores of Okanagan Lake and the picturesque lawns of Waterfront Park, ONE Water Street is positioned between Kelowna's animated, pedestrian-friendly Cultural and Entertainment District and the residential neighbourhood of Sunset Drive. Taste local dishes and sip on regional wines. Stroll the boardwalk or get out on the water. The convenience of shops and services is at your doorstep. Arts and culture, dining and shopping, and endless sports and recreation blend naturally together in downtown Kelowna. Attain all your lifestyle aspirations at ONE Water Street.



- |   |  |  |
|---|--|--|
| 1 Downtown Marina Kelowna               | 12 Delta Grand Okanagan Resort and OAK + CRU Social Kitchen & Wine Bar | 22 Lululemon Athletica   Bernard Ave     |
| 2 Kelowna Yacht Club & Cactus Club Cafe | 13 Earls Kitchen + Bar   | 23 Pandosy Shopping Area                 |
| 3 Kelowna Curling Club                  | 14 Raudz   | 24 BC Wine Museum & Laurel Packing House |
| 4 Kasugai Japanese Gardens              | 15 Soul de Cuba Cafe   | 25 Central Sports Club                   |
| 5 Knox Mountain Park                    | 16 Sandhill Wines  | 26 Elks Stadium                          |
| 6 Parkinson Recreation Park             | 17 Starbucks   | 27 Lake City Casino Kelowna              |
| 7 Waterfront Park                       | 18 Train Station Pub   | 28 Kelowna Art Gallery                   |
| 8 Rotary Marsh Bird Sanctuary           | 19 Waterfront Wines Restaurant & Wine Bar                              | 29 Kelowna Community Theatre             |
| 9 Kelowna Golf & Country Club           | 20 Nesters Market  | 30 Okanagan Regional Library             |
| 10 Bouchons Bistro                      | 21 O'Rourke's Uptown Market  | 31 Prospera Place                        |
| 11 BNA Brew Co.                         |  | 32 Rotary Centre for the Arts            |



Map is an artistic representation only.





Your home is a prominent form on the skyline – visible to all who enter the city. From your windows and outdoor living spaces, gaze across a vista you can't believe is yours. ONE Water Street is designed to accentuate lake views from all homes. Watch the sun sneak behind the mountains and follow the movements of the lake. Your view will continue to captivate throughout the seasons and years.





# WINE BISTRO

## THE ALLURE OF A VIBRANT STREETScape FOR ALL TO ENJOY

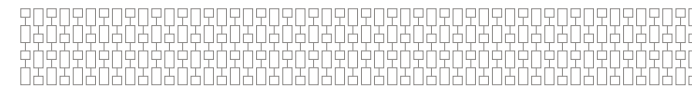
An immersive, intergenerational urban experience unfolds as you approach ONE Water Street. An attractive blend of retail, verdant landscaping, and notable architecture forms a dynamic character for both residents and the public. All are invited to stroll through the Shoppes and socialize in the courtyard on the pedestrian-friendly streetscape. Enjoy dinner with friends in a trendy restaurant or grab a coffee on your way to the beach. Your home is a community. Continue to your intimate entrance. A stylish and welcoming home. From here, amenities exclusive to residents await.





THE BENCH

Rendering is an artistic representation only.







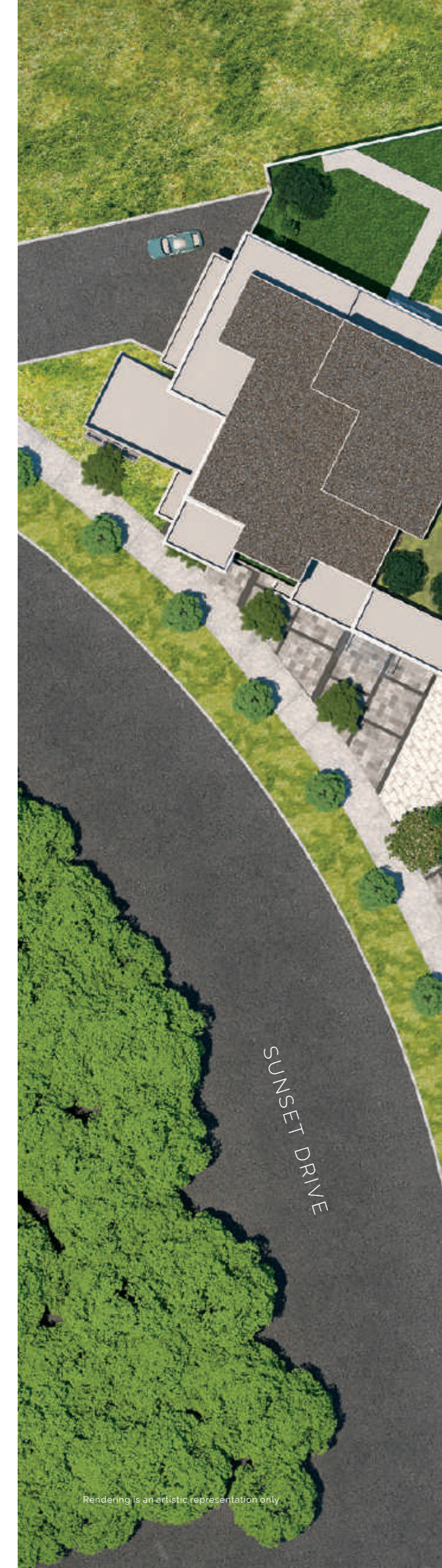
## OPEN FRESH AIR

The Bench, a refreshing 1.3 acres of elevated outdoor space spanning between the two towers on the fourth storey, is a beautifully landscaped place for residents to appreciate those countless sunny days, and was inspired by the elegance of outdoor living at vineyard resorts. Two outdoor pools, a hot tub, and a patio with barbeques and outdoor firepits enhance the fresh air experience.

## THE BENCH SITE PLAN

### DESIGNED TO BRING PEOPLE TOGETHER

- 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 room
- Dog park
- Fire pit enclaves
- Pickleball court
- Barbeque and outdoor picnic areas







## INTRODUCING OKANAGAN URBAN-INSPIRED HOMES

From studio to three-bedroom homes, the condominiums and townhomes at ONE Water Street make a statement with simplicity. Envisioned by Inside Design Studio, one of Canada's leading firms specializing in condominium design, interiors are a contemporary take on lake-side living. The flexible, open spaces are saturated with natural light from the expansive windows, and offer a choice of three different colour palettes: the light blossom scheme, the darker orchard scheme, or the optional upgraded harvest scheme, featuring a contrast of light and dark tones. Modern kitchens are designed to impeccably accommodate both day-to-day living and entertaining. The collection of stainless steel appliances, flat-panel cabinetry, and premium countertops combine to convey effortless style. Layouts are intelligent to create functional work spaces and maximize storage.





## AT HOME IN A BEAUTIFUL RETREAT

Bedrooms and bathrooms invite you to indulge in complete relaxation. Sink into a spa-inspired ensuite morning and night, with floor tiles that climb the walls and refreshing showers or bathtubs. The spacious, highly functional design taps in to what luxury should feel like.



## HARVEST SCHEME



# BREATHE THE OKANAGAN AIR

Step onto your expansive balcony, terrace, or rooftop patio and strengthen your bond with the fresh valley air. An alfresco breakfast, wine at dusk, or a book in the sun – your private outdoor living space exceeds your expectations.





1 **SOLID SLAB BACKSPLASH**  
The simplicity of a continuous backsplash makes a statement of refinement.

2 **KITCHEN ISLAND**  
Versatility is key with a generous kitchen island, with waterfall island gable featuring large-scale organic quartz patterning.

3 **BROAN HOOD FAN**  
The integrated, slim-line externally vented hood fan provides quiet yet powerful ventilation while you cook.

4 **PREMIUM KITCHENAID® REFRIGERATOR**  
French doors open to reveal an expansive refrigerator with interior water dispenser.

5 **WINE STORAGE**  
Collect and enjoy local wines at home with built-in bottle storage in every kitchen.

6 **BATHROOM FAUCET**  
A minimalist faucet paired with an undermount sink shows off sleek design.

7 **WRAP-AROUND WINDOW**  
Appreciate the views and absorb more light through glass that wraps around a bedroom corner.

8 **OVERSIZED DECKS**  
Uninterrupted views expand from your large outdoor living space.

9 **LUXURIOUS ENSUITE**  
A hand-held shower wand and stainless steel linear shower drain contribute to the spa-like experience.



FEATURES IN PLACE TO  
ELEVATE YOUR EVERY DAY



# ONE WATER STREET

PRESENTATION CENTRE 1001 Manhattan Drive Kelowna BC  
Main Phone 778.940.8385 E-mail sales@onewaterstreet.ca

[ONEWATERSTREET.CA](http://ONEWATERSTREET.CA)

