

ONE WATER STREET TAKES KELOWNA TO NEW HEIGHTS

Owners will be able to enjoy resort lifestyle without leaving building

MICHAEL BERNARD



The two towers at One Water Street will rise to 29 and 36 storeys, creating a total of 403 homes on a 2.9-acre site.



The One Water Street tower in downtown Kelowna will be the city's tallest building at 36 storeys and offers spectacular views of Okanagan Lake and the surrounding mountains.

A new two-tower complex that will see the tallest building ever to be built in Kelowna will alter the city's skyline over the next few years, while offering homeowners unsurpassed views of Okanagan Lake and the surrounding mountains, says one of the project's two developers.

The 36-storey, 221-unit concrete high-rise at One Water Street — the first of

two towers to be constructed — will also cement the future of the city's downtown lakeside district as a lively, bustling neighbourhood where buyers have the amenities of a private resort right outside their doorstep, says Leonard Kerkhoff, vice-president of development for Kerkhoff Construction.

City council gave the new project the green light last month by approving a change that permitted Kerkhoff and its Florida-based partner, North American Development Group, to surpass previous height restrictions with two towers at 29 and 36 storeys, and creating a total of 403 homes on a 2.9-acre site. The parcel has sat undeveloped for more than a decade.

The vision for the new development actually began with an earlier project that Kerkhoff's company had rescued in his company's first venture in Kelowna.

"Two years ago, Kelowna wasn't even on our radar," he said, adding that his company saw an opportunity in reviving a half-completed 117-unit project called 1151 Sunset Dr. That building, with just 10 suites left to sell, will be finished next year.

"We walked through the downtown core. It's vibrant: there are a lot of people there. It's got a lot of activity and no housing opportunities. There was nothing to buy, so obviously there was a hole in the market.

"Of course, with the success of 1151, it made sense to roll over into the next two towers, which have exactly the same things going for them."

The council-approved zoning change increased density on the parcel, and at the same time permitted the developers to make a number of improvements and avoid the unappealing massing that would be necessary under the old restrictions, Kerkhoff said.

"We went higher, giving us more bench space on the podium (on which the two towers will sit) and more green space between the buildings. It improved

the view corridor between the buildings and it just makes it more esthetically pleasing."

The first three floors of the new tower will be dedicated to parking and commercial space — restaurants, coffee shops and grocery stores, among others — with the fourth floor showcasing the resort-style amenities, including two swimming pools, a hot tub, landscaped patio, barbecue area, fire pits, a pickle ball court and a 3,000-square-foot fitness centre.

Kerkhoff said sales of 1151 Sunset Dr. show about 65 per cent of buyers are local, between 20 and 25 per cent are from Vancouver, the Fraser Valley and Vancouver Island, with the balance from other Canadian points. He expects a similar pattern in sales of the two new towers.

"Buyers are looking for the resort living without being at a resort. And what is a resort without a swimming pool or a hot tub? And pets are an integral part of their lives and people want to bring them, so we have built a dog walk (on the podium) so they don't have to walk for blocks and blocks for their dogs to take a pee.

"The layout for all the units in One Water Street first tower is optimal. It's optimized for views, for unit layouts, for efficiency. To fit the lifestyle needs, the units are large with lots of storage, good laundry facilities and extra bedrooms for guests."

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Units range from 442 to 2,632 square feet



The main living spaces throughout One Water Street, including the dining area, feature nine-foot ceilings and plank hardwood flooring.



Huge windows will bring in plenty of natural light and allow residents to enjoy the tremendous out-looks on offer.



The units feature oversized exterior decks with a natural gas outlet for a barbecue or fireplace, along with spectacular views of the area.



In the bathroom at One Water Street, cabinetry and vanity match the quality of kitchen cabinets. There is also a tiled shower.



One Water Street is a Kelowna project from Kerkhoff Construction and North American Development Group.

634 square feet; two-bedroom and two-bedroom-and-den homes ranging from 840 to 1,348 square feet.; and three-bedroom homes at 1,408. There are also seven "city homes," two-storey units that open onto the podium that range between 1,775 and 1,904 square feet and sub-penthouses between 1,592 and 2,632.

One-bedroom homes range from \$324,900 to \$499,900; twobedroom homes from \$449,900 to \$1.19 million; three-bedroom homes from \$904,900 to \$1.2 million and townhomes from



Kitchens feature stainless steel appliances, a large island, flat-panel cabinetry and large-scale quartz topping the counters, as well as providing the solid slab backsplash.

\$899,900. The sub-penthouses start at \$2.09 million.

Inside the homes are floor-to-ceiling windows that take full advantage of lake and mountain views. The homes feature oversized exterior decks that include a natural gas outlet for a barbecue or portable fireplace. Nine-foot-high ceilings have pot lights in selected locations throughout. The main living areas including the kitchen and all bedrooms have plank hardwood flooring while bathrooms have tile floors.

Kitchens are equipped with flatpanel cabinetry complete with full-height upper cabinets and built-in wine storage. Large-scale quartz countertops are finished with waterfall island gables featuring organic patterning and matching solid slab backsplash.

A KitchenAid Gourmet model stainless steel appliance package includes a 30-inch slide-in range with a Broan slimline integrated hood fan, a 20-cubic foot Energy Star-rated french door fridge with interior water dispenser, and a high temperature ultra-quiet dishwasher and in larger homes, and a built-in convection microwave. All homes come with stacking frontload Energy Star-rated washers and dryers.

In the bathroom, cabinetry and vanity match the quality of kitchen cabinets, while there are tiled tub and shower surrounds and showers in the ensuites.

In the parkade, there are electric vehicle-charging stations, a gated car wash station, and secure bike storage.

There are two new suites in the presentation centre with a monitor showing views from various floors. Sales commence Sept. 29.