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ONE BEAR MOUNTAIN

VICTORIA B.C.



**SOMETHING**

**BIG**

**IS HAPPENING IN**

**VICTORIA B.C.**



# VICTORIA FACTS

**2.6%** Condo Sales  
Price increase  
April 2020-2021  
despite Covid

**\$1,070 - \$1,500** Average Downtown  
Condo Price  
per sq. ft.



**4M**  
Tourists  
annually

**7<sup>th</sup>**  
in Tech Talent  
across Canada

Source: CBRE/TIMES COLONIST, NOV. 2019



**\$968K**

2021 Median price  
for Victoria home

CNN names Vancouver Island  
**TOP TRAVEL**  
destination for 2020

**\$2.3B**  
in tourism 2019

[www.victoriastourism.com](http://www.victoriastourism.com)

**#8 of TOP 20**  
Best Cities in the World,  
*Condé-Nast Traveler* Readers'  
Choice Survey 2020



**\$10B BY 2030**

Expected tech sector impact on Victoria

**300**

days of sunshine annually

**2X** sunny days  
vs Vancouver

**201%**

**NO INVENTORY!**

May 2021 sales year over year





**SOMETHING**

**BIG**

**IS COMING TO**

**BEAR MOUNTAIN!**

# BEAR MOUNTAIN EXCLUSIVITY BY THE NUMBERS



Home to affiliated  
Canadian Athletic  
Organizations

# 3

Home to Tennis Canada and  
Tennis BC affiliated Tennis Centre



ALREADY  
**1,300**  
ecstatic homeowners!



**8.8°C**  
average winter temperature

**1st** FIRST CONCRETE  
& STEEL CONDO  
IN 15 YEARS!

LANGFORD  
REAL ESTATE  
MARKET IS  
ON FIRE!

**\$1B**  
in expected Global Development Value

**20 MINUTES**  
by car to Victoria via new highway

Connected to

**55km**  
of biking trails



**36** Holes of  
Nicklaus  
Design golf



Connected to Galloping Goose  
and Mount Finlayson Trails



**YOU WILL  
LIVE BETTER  
INDOORS & OUT!  
NOW MORE  
THAN EVER!**

**B**

ONE BEAR MOUNTAIN  
VICTORIA B.C.

The most  
**EXCEPTIONAL**  
Ultra Recreational Home  
you'll **EVER OWN!**





## A Spectacular Vision Realized

One Bear Mountain is a vision created by some of Canada's most successful master planners and real estate developers.

Conceptualized by a dream team of visionaries — 360 Pacifica and Terracap — who have thoughtfully assembled a significant team of professionals to ensure One Bear Mountain will change Victoria's and Bear Mountain's real estate landscape.

360Pacifica





# A Bold Addition to Bear Mountain

One Bear Mountain rises on the horizon as the **first concrete and steel condominium at Bear Mountain in 15 years!**

Elegant and contemporary in scale with a powerful presence, this is the place where sophistication and recreation converge.



# Exceptional Architecture and Design

The story of the terrain is retold in the curvilinear architecture of One Bear Mountain. Expansive fenestration offers endless views of Mount Finlayson and bathes each home with exquisite light. Ample balconies frame the full beauty of nature while advanced technology and design create a timeless sanctuary.

ACDF Architects, Zeidler Architecture, and Inside Design Studio assure every aspect of this masterfully orchestrated tower will be the most impressive recreational residence on the West Coast.

**ACDF**  
ARCHITECTURE

**zeidler**

**INSIDE**



**ULTRA**  
**RECREATIONAL**  
**LIVING**  
**FOR A NEW ERA**



# NEW HEIGHTS OF AMENITIES

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The 16th floor Grenoble SkyLounge has all the makings of a private club. Rich finishes. Thoughtful seating. Floor-to-ceiling glass walls that open to an expansive terrace. The adjacent Business Centre & Concierge make the 16th floor an icon of prestige for owners and invited guests. Whether working-from-home in the afternoon or socializing with friends in the evening, the Grenoble SkyLounge will command attention.





# AN ELEVATED LEVEL OF SOPHISTICATION

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The dramatic 6th floor two-story Lobby welcomes you with style. Striking in design with double-height ceilings, the Lobby flows to an impressive outdoor terrace and lush gardens. By day, the Lobby is a hub for mingling and enjoying coffee on the terrace. By night, it can be transformed into a magnificent event space, hosting up to 100 guests.

The sophistication continues on the 3rd floor where a state-of-the-art fitness centre features best-in-class weights and cardio equipment as well as an intimate yoga studio. Finally, the secured ground floor lobby provides more functional needs including Mail and Parcel Services.

# A NEW STANDARD IN RECREATIONAL LIVING

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To accommodate the accoutrements that accompany a recreational life, One Bear Mountain offers each owner their own private indoor storage for bikes, golf clubs, tennis rackets and more. A secured parking garage includes assigned spaces and an outdoor bike station featuring a tech bench and bike wash station.



# Dive Into The Sky

Seemingly standing at the horizon's edge, your anticipation intensifies as you discover One Bear Mountain's resort-style pool located on the 15th floor. The only rooftop pool of its kind in Victoria, panoramic views add drama to the enviable, wind-protected lounge deck and adjacent spa-inspired changing facilities featuring lockers and showers.





## Life Above Par

Bear Mountain reigns supreme as the only course in Canada with 36 holes of Nicklaus Design golf and home to the official Canadian training centre for Team Canada's National Junior Squad.

Adding more grandeur to the green, One Bear Mountain rises beside the majestic 18th green of the Mountain Course and features views of the first tees of both the Mountain and Valley Courses. One Bear Mountain will offer a limited number of exclusive golf memberships with select residences.





## A Canadian Cycling Mecca

While your front yard features two world-class golf courses, your backyard boasts a mecca for a mountain- and road-biking. In fact, Southern Vancouver Island has attracted the country's top mountain bikers as a home and year-round training ground since the inception of the sport in the 1990s.

Thanks to Bear Mountain's proximity to hundreds of kilometres of regional trails, it's no wonder the Canadian National Mountain Bike Team has made Bear Mountain home to its High Performance Training Centre.



# FROM NATIONAL ATHLETES TO EVERYDAY WELLNESS ENTHUSIASTS

ONE BEAR MOUNTAIN AND LANGFORD ARE NOT ONLY A ROBUST COMMUNITY OF WORLD-CLASS SPORTING, RECREATIONAL AND WELLNESS ENTHUSIASTS, BEAR MOUNTAIN HAS ATTRACTED CANADIAN NATIONAL SPORTS ORGANIZATIONS TO LOCATE HERE!



Golf Canada  
National Junior  
Squad trains here



Cycling Canada  
Mountain Bike  
Team trains here



A Tennis Canada  
and Tennis BC  
affiliated Tennis  
Centre



Rugby Canada's  
National Facility  
located nearby in  
Langford



# Contemporary. Connected. Perfected.

Now you can have it all.  
Modern, sophisticated living  
offering access to an abundance  
of outdoor recreation.

**One Bear Mountain is  
designed to be the ultimate  
Vancouver Island address.**





## **At One with Nature**

Whether you wish to claim Bear Mountain as your primary residence or a sporty second home, choose from a variety of floorplans that will add vitality and balance to your lifestyle.

- **GRAND ROOFTOP AND GARDEN PENTHOUSES**
- **SPACIOUS 3-BEDROOMS FLOORPLANS, AVAILABLE WITH DEN**
- **IMPRESSIVE 2-BEDROOMS FLOORPLANS, AVAILABLE WITH DEN**
- **THOUGHTFULLY-DESIGNED 1 BEDROOMS AND STUDIOS**



## **An In-Demand Location. A Limited Edition Opportunity.**

One Bear Mountain offers a unique opportunity to balance working from home, recreational pursuits and wellness in an elegant living environment.

In fact, the Langford area is experiencing astonishing growth with people moving from across Canada to take advantage of One Bear Mountain's close proximity to Victoria and Vancouver. All this, minutes from Western Canada's internationally renowned Pacific Playground.

# IN SUMMARY

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- 209 modern 1-, 2- and 3-bedroom Residences, with spectacular Rooftop penthouses and Garden Terrace Suites
- Overlooking the challenging 18th Fairway of the world-class Nicklaus Design Mountain Course, with spectacular views of the first tees of both the Mountain and Valley Courses
- 18 stories offering remarkable sunrise and sunset views
- New & innovative European-designed kitchens showcasing contemporary materials & modern appliances
- Dramatic Ground Floor Lobby creates a powerful sense of arrival
- 3rd Floor state-of-the-art Fitness Centre and tranquil Yoga facility
- 6th Floor elegantly landscaped water gardens
- Engaging 6th Floor Lobby Lounge for entertaining & cocktails
- 15th Floor heated Rooftop Pool with unparalleled 270° views of Mount Finlayson and Goldstream Provincial Park
- 16th Floor signature Grenoble SkyLounge with private fully-equipped Business Centre, spacious Conference Rooms and convenient Concierge and Business Support Services Centre
- Indoor assigned parking so you never have to find a space
- Private Owner Recreational Locker for all your gear
- Bike Wash area and Tech Bench to keep your equipment in top shape
- An all-concrete & steel condominium — a first at Bear Mountain in 15 years



ONE BEAR MOUNTAIN

VICTORIA B.C.



Artist's conceptual rendering, subject to change.

**NO BETTER PLACE!  
NO BETTER TIME!**

Register today to reserve your  
VIP Personal Presentation or Virtual Tour

**Please click or call**  
**OneBearMountain.com**  
**(250) 853-0333**

One Bear Mountain Presentation Centre  
#109 - 1335 Bear Mountain Parkway  
Victoria, British Columbia, Canada V9B 6T9



**ONE BEAR MOUNTAIN**  
VICTORIA B.C.

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**ULTRA RECREATIONAL LIVING**



## ONE BEAR MOUNTAIN

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