



ONE BEAR MOUNTAIN

VICTORIA B.C.

LIFESTYLE BROCHURE

SOMETHING

BIG

HAS ARRIVED AT

BEAR

MOUNTAIN



**“WE SHAPE OUR BUILDINGS
THEREAFTER THEY SHAPE US.”**

WINSTON CHURCHILL

Times have changed...

Life has changed.

Living well embraces a holistic balance as today's new reality is one where the lines between work, leisure, family and personal lifestyle objectives have become blurred, one where striking a balance is more challenging than ever before. From lifestyle amenities, personal services and the potential for convenient leisure activities.

One Bear Mountain offers a truly exceptional living opportunity, the perfect place to realize your personal lifestyle objectives.



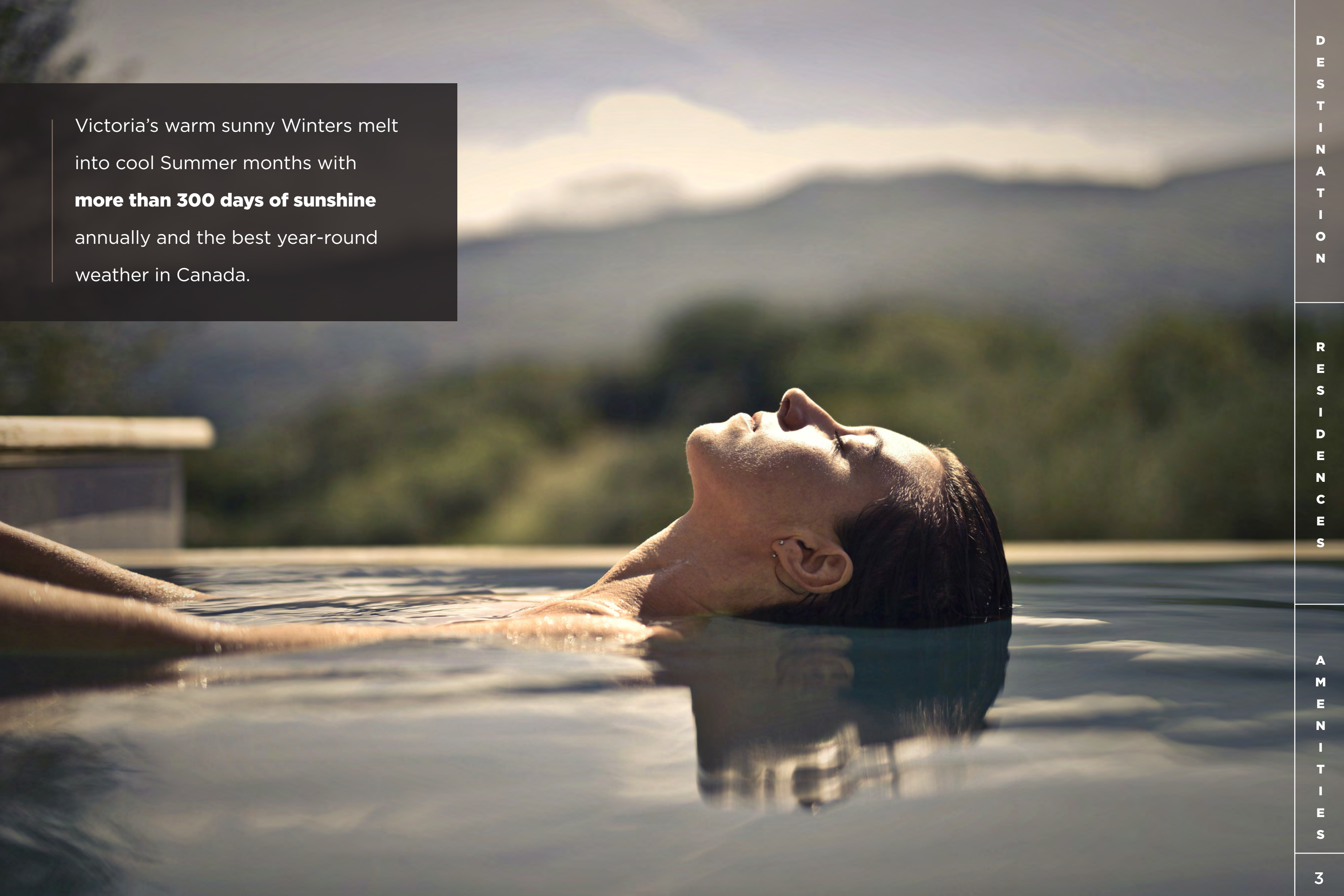


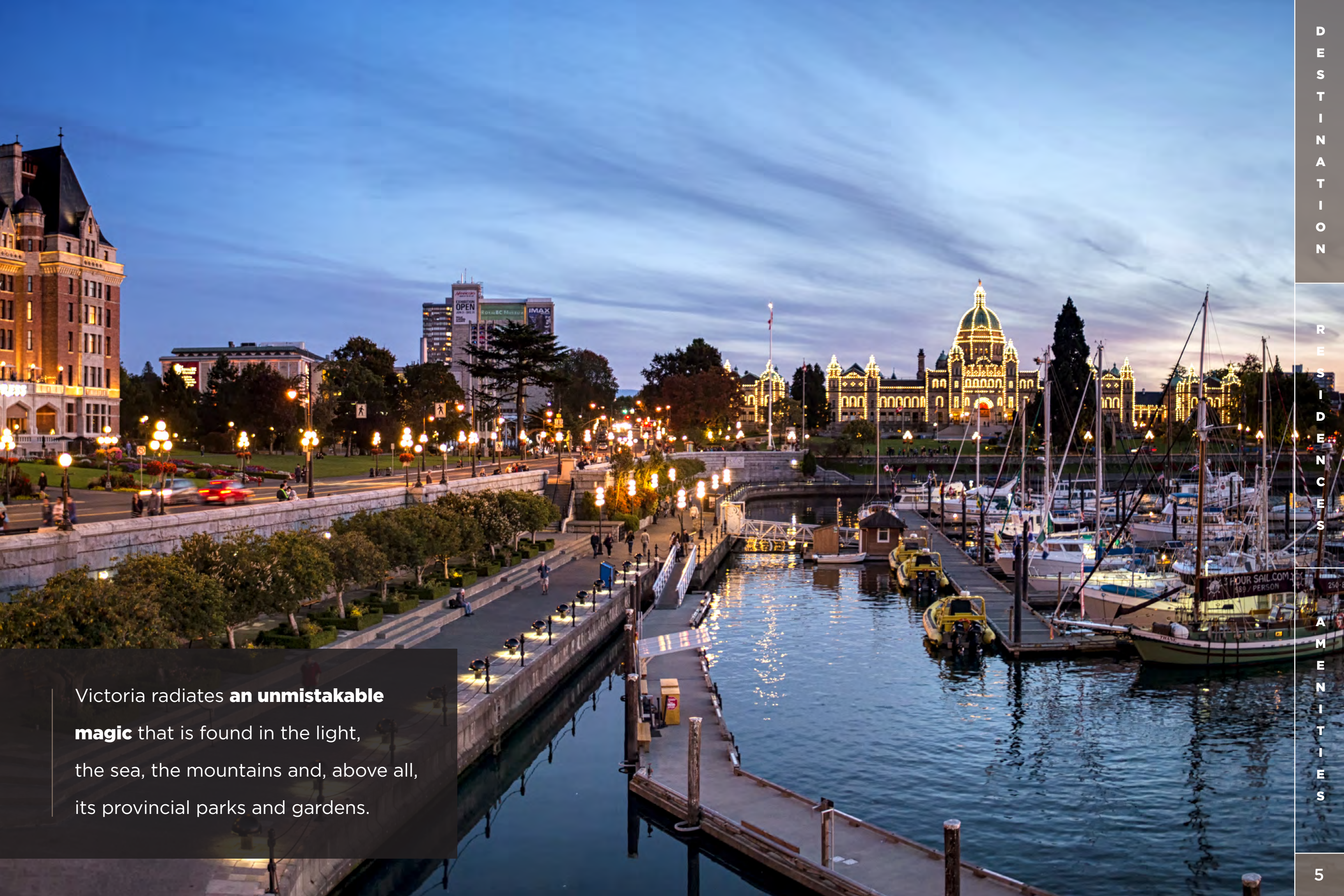
Exceptional Living.

The key to enhanced living is providing urban dwellers access to quality accommodations and meaningful community connections.

It means offering intelligent, cutting-edge technological innovations and unparalleled shared amenities that uplift the individual and support the social.

Victoria's warm sunny Winters melt into cool Summer months with **more than 300 days of sunshine** annually and the best year-round weather in Canada.





Victoria radiates **an unmistakable magic** that is found in the light, the sea, the mountains and, above all, its provincial parks and gardens.

Cosmopolitan, cultured and globally connected. Victoria means business with a vibrant social scene and a globally inspired tech hub that is on the world's stage for advancing computer- and nano-technologies.



Gracefully set into a remarkable
panorama of nature, Bear Mountain
is the **preeminent neighborhood** for
Victoria's most discerning residents.

Grandeur on the Green.

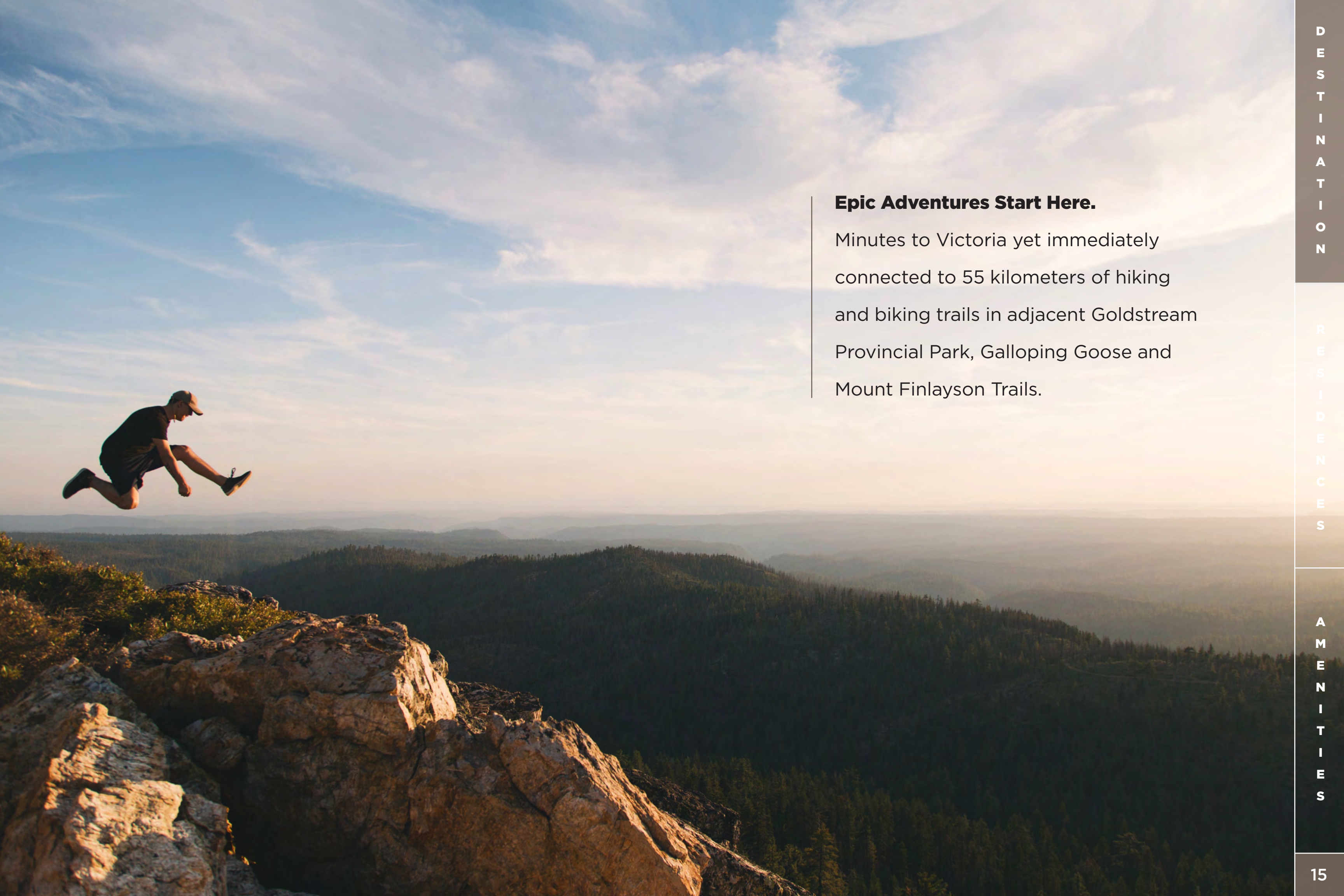
Bear Mountain reigns supreme
as the only course with 36 holes
of Nicklaus Design golf.



A Life Outdoors is Well Lived.

Bear Mountain is a mecca of hiking and biking and the undisputed capital of outdoor recreation.





Epic Adventures Start Here.

Minutes to Victoria yet immediately connected to 55 kilometers of hiking and biking trails in adjacent Goldstream Provincial Park, Galloping Goose and Mount Finlayson Trails.

The Competitive Edge.

Dedicated athletes and wellness enthusiasts equally perfect their game at Bear Mountain.



Tennis Canada
West Coast Training Facility



Golf Canada
National Junior Squad

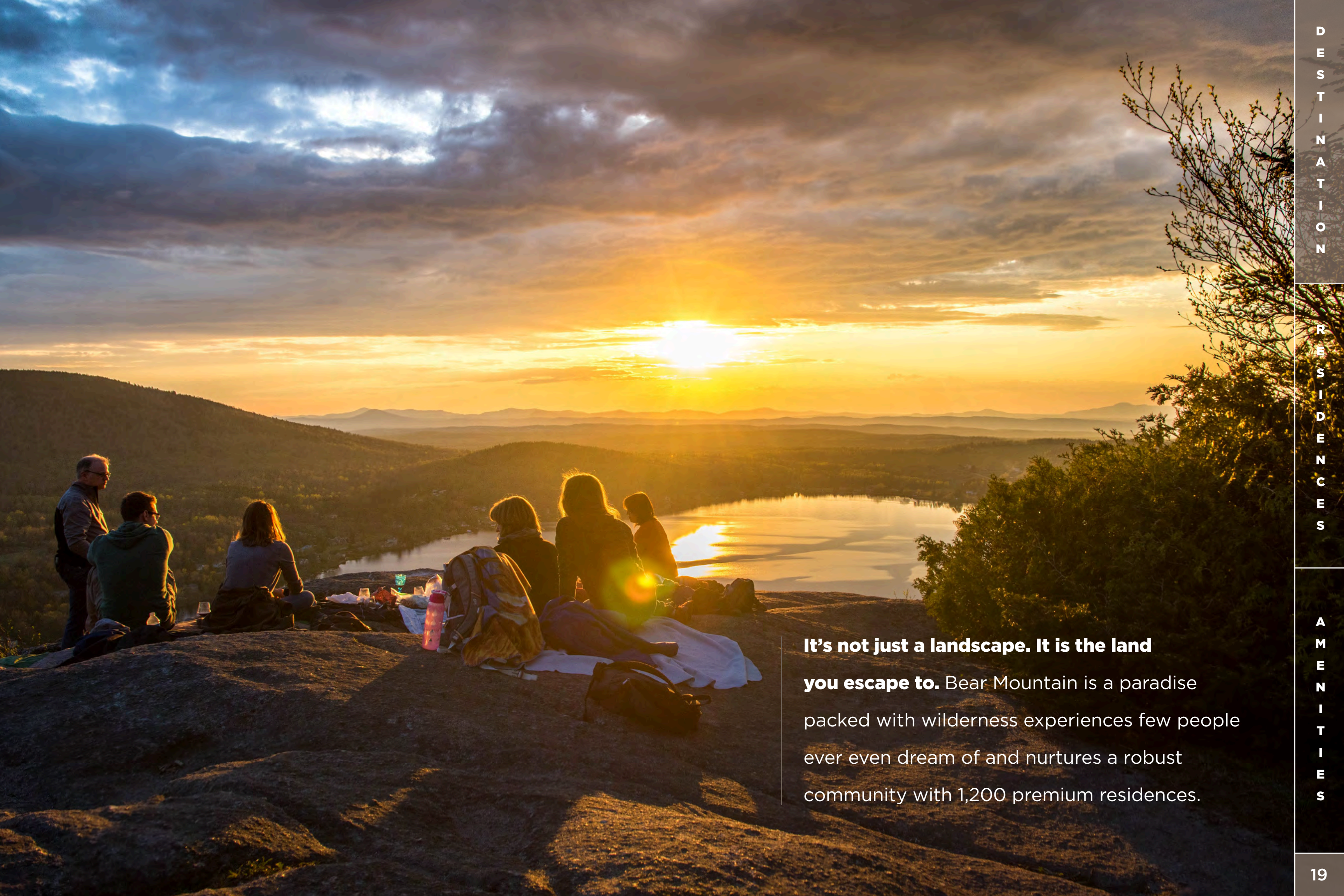


Cycling Canada
Mountain Bike Team



Rugby Canada
National Training Facility





It's not just a landscape. It is the land you escape to. Bear Mountain is a paradise packed with wilderness experiences few people ever even dream of and nurtures a robust community with 1,200 premium residences.

Introducing One Bear Mountain.

Colour, beauty, rarity — all qualities of exquisite gemstones — are the hallmarks of this design-forward jewel and the new crown in Victoria.



Curvilinear architecture clad in
steel and glass create the feeling of
**complete transparency and light
transmission in each residence.**



Designed to compliment the contours of the landscape,
One Bear Mountain makes the most of its setting with
extraordinary rooftop amenities that afford 360° views
so you can **live where the horizon is endless.**

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**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
ARCHITECTURE

zeidler

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Grand and gracious,
the Hannington
Street Lobby ignites
all the senses with
its double-height
reception that the
raises **the anticipation**
of impeccable living.



Artist's conceptual rendering, subject to change.

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Water gardens and warm decks that dance in the sunlight welcome you home via the **6th floor Troon Lobby & Lounge**, a reception so inspiring it can also play host to VIP gatherings.

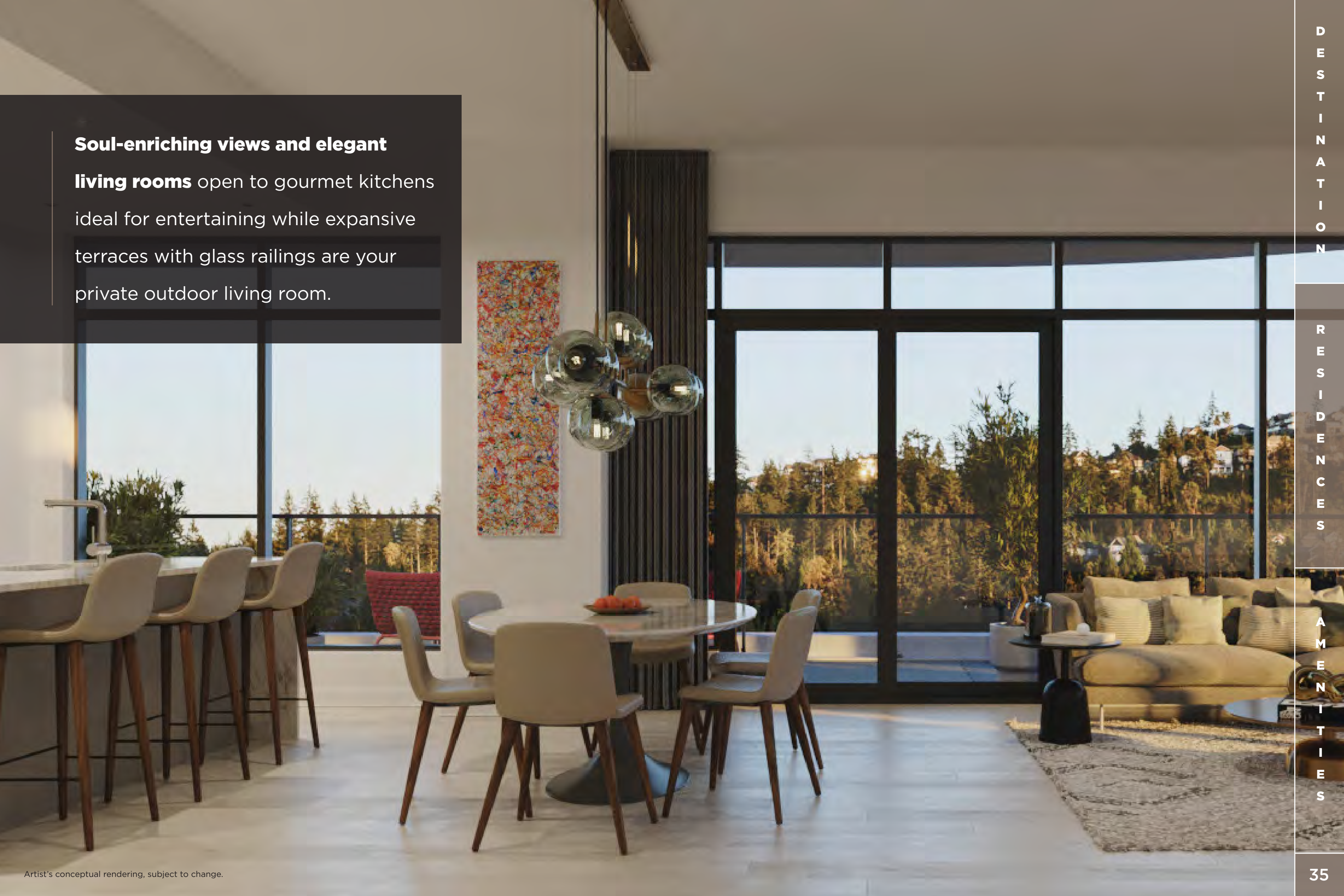


**Cutting-edge
comforts and rooftop
retreats,** One Bear
Mountain features
the first-of-its-kind
residential amenities
on the 15th and 16th
floors that graciously
afford every owner
privileged access.



Artist's conceptual rendering, subject to change.

Soul-enriching views and elegant living rooms open to gourmet kitchens ideal for entertaining while expansive terraces with glass railings are your private outdoor living room.





GARDEN TERRACE 2 BDR + DEN SUITE



Artist's conceptual rendering, subject to change.





2 BDR (LARGE) + DEN



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2 BDR (LARGE) + DEN



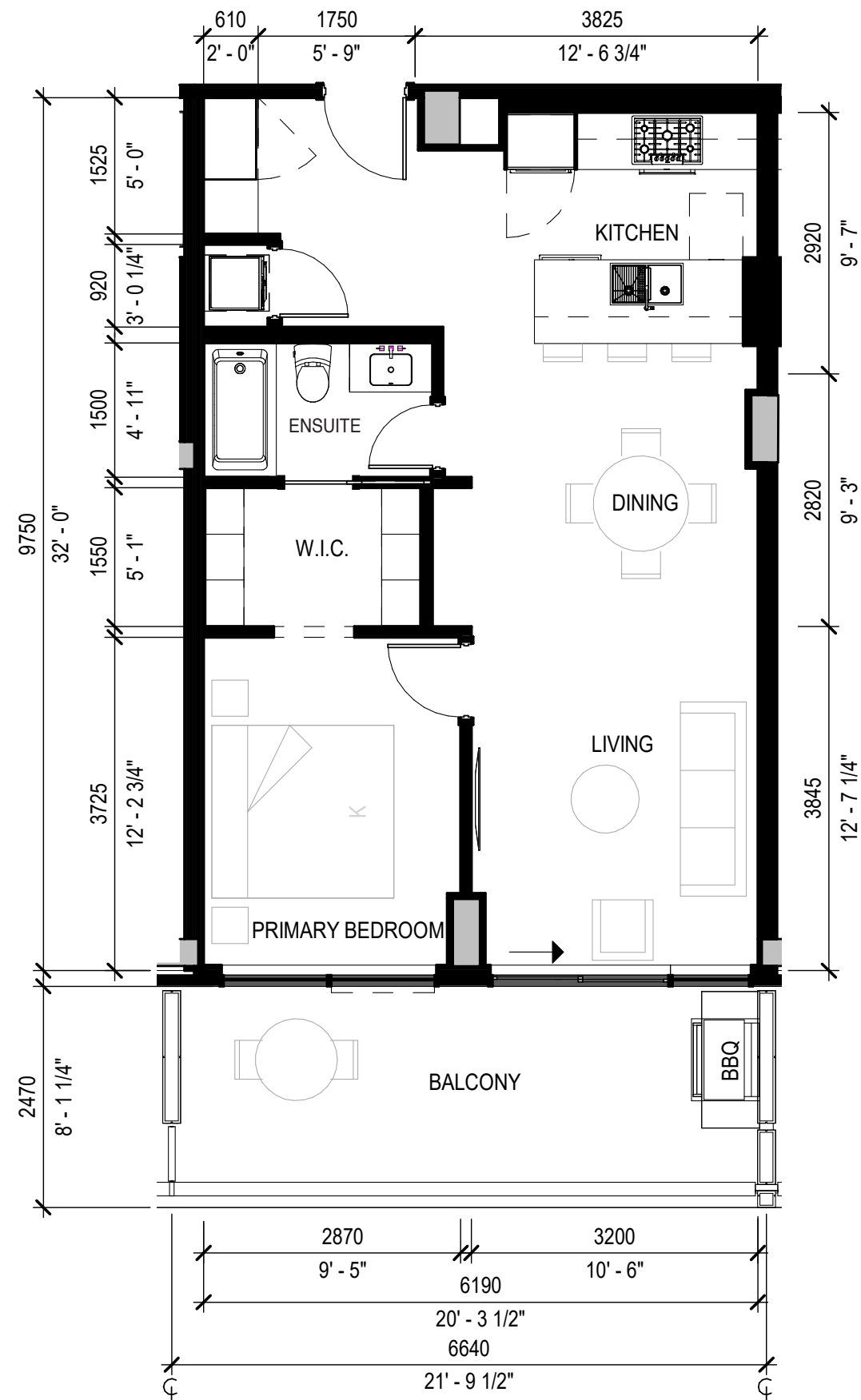


3 BDR + DEN PENTHOUSE



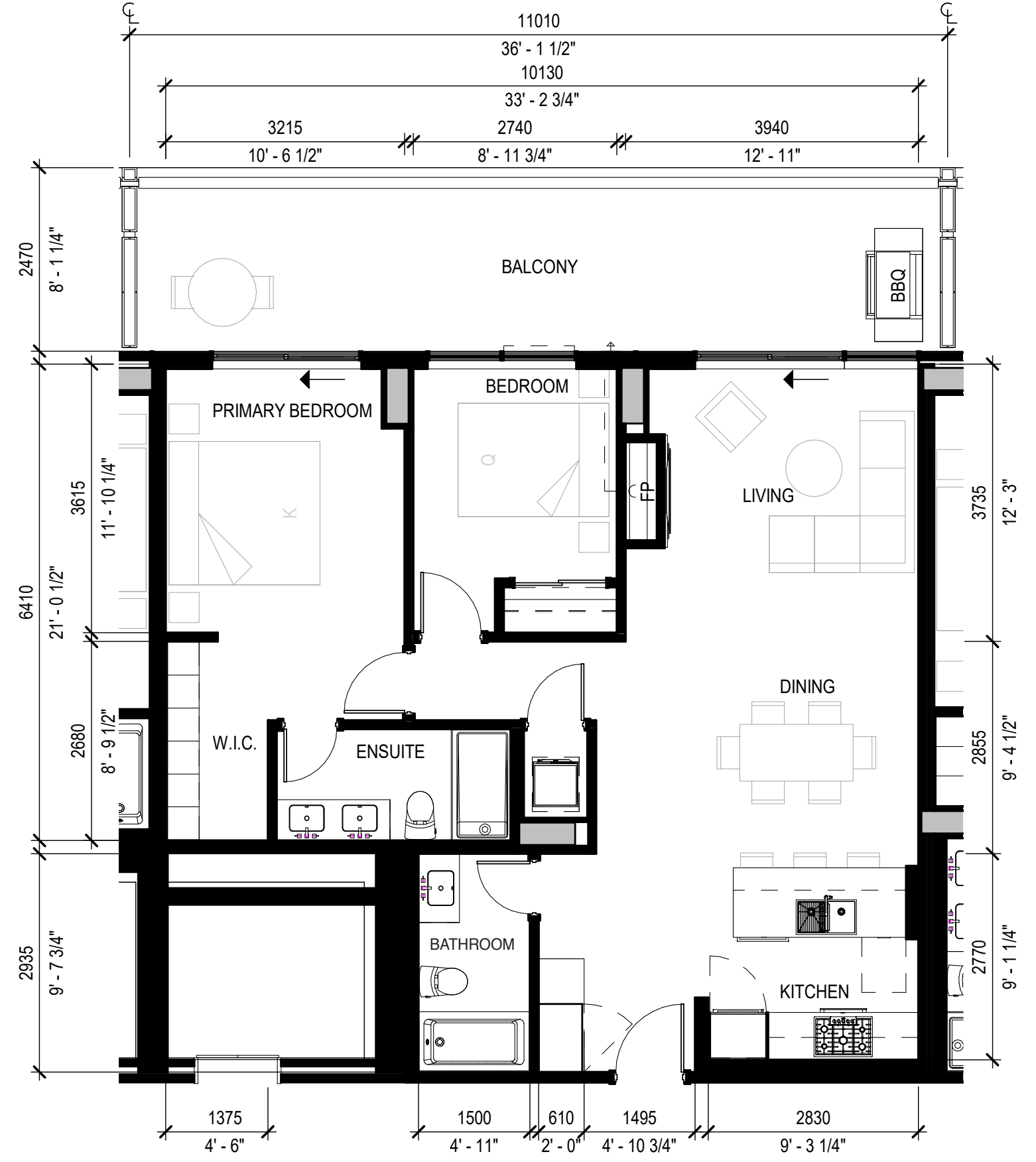
Typical 1 Bedroom Plan

13 Available Plans • 32 Total Residences



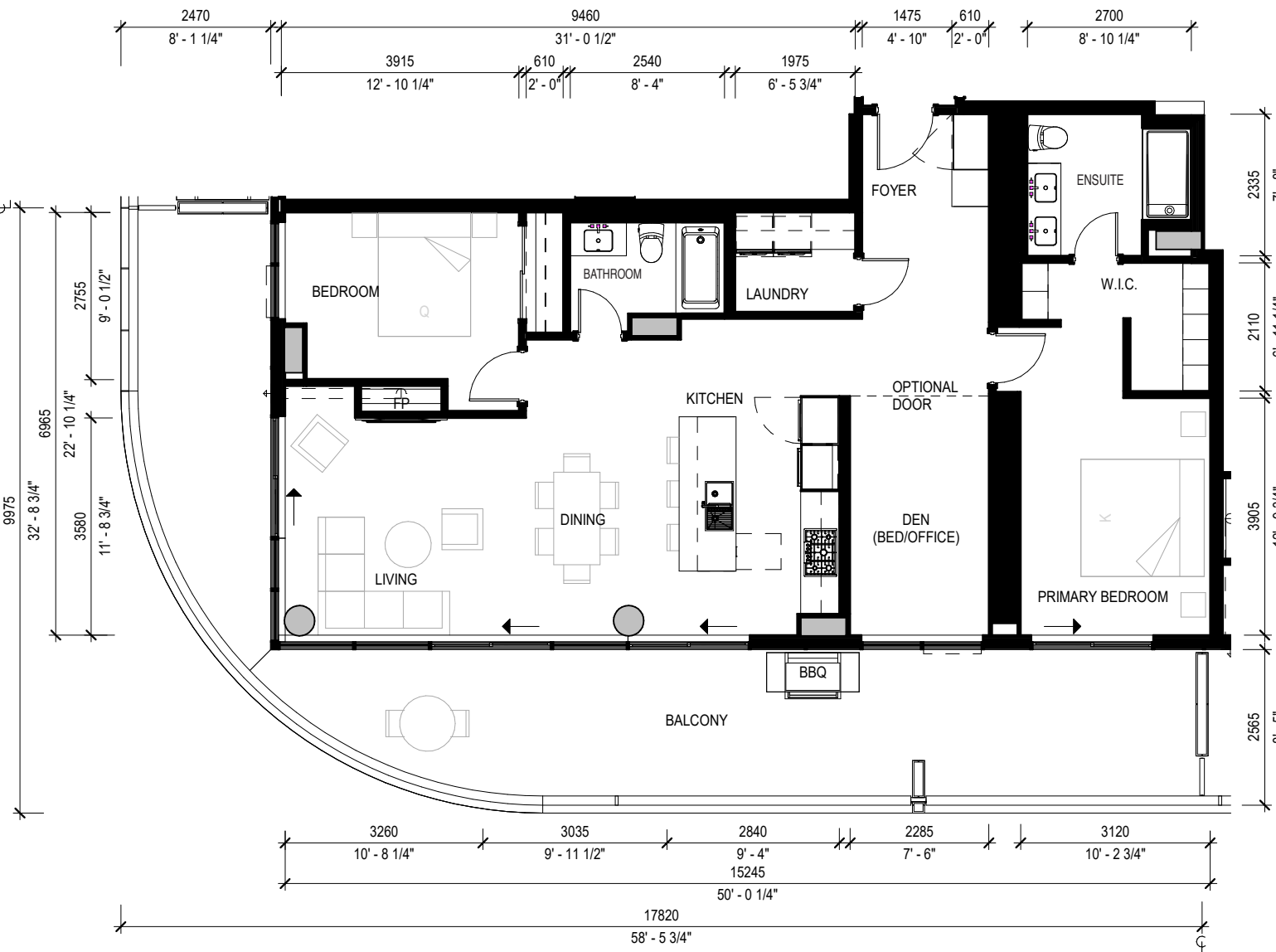
Typical 2 Bedroom Plan

32 Available Plans • 162 Total Residences



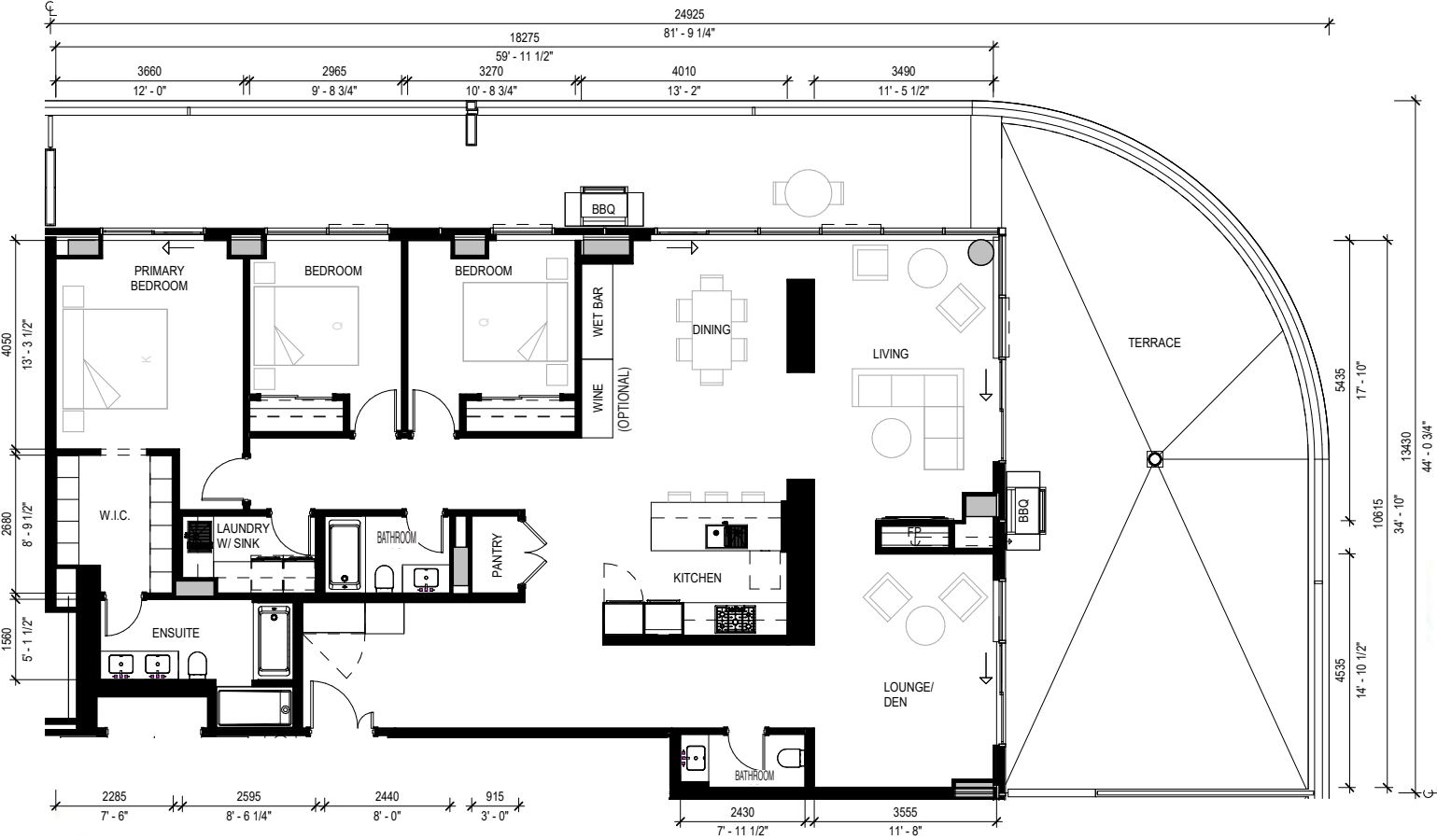
Typical 3 Bedroom Plan

2 Available Plans • 2 Total Residences



Typical Penthouse Plan

13 Available Plans • 13 Total Residences



You Will Live
Better Here!



Resort living reaches new heights at **one of the highest residential pools in Victoria.** The Panorama Pool, located on the sunny 15th floor, includes vast areas for lounging plus spa-like changing rooms.



The 16th floor Grenoble

SkyLounge has all the markings of a smart private club. Rich finishes. Wet bar. Oversized TVs for watching your favorite sports. Walls of glass open onto a landscaped terrace where a firepit and ample seating offer a wealth of options for a date night or connecting with friends.



Artist's conceptual rendering, subject to change.

The Business Centre,

which is adjacent to the Grenoble SkyLounge, includes services of a Concierge to make this the most productive office in town. Work space seating areas benefit from high-speed WiFi and multiple charging stations.

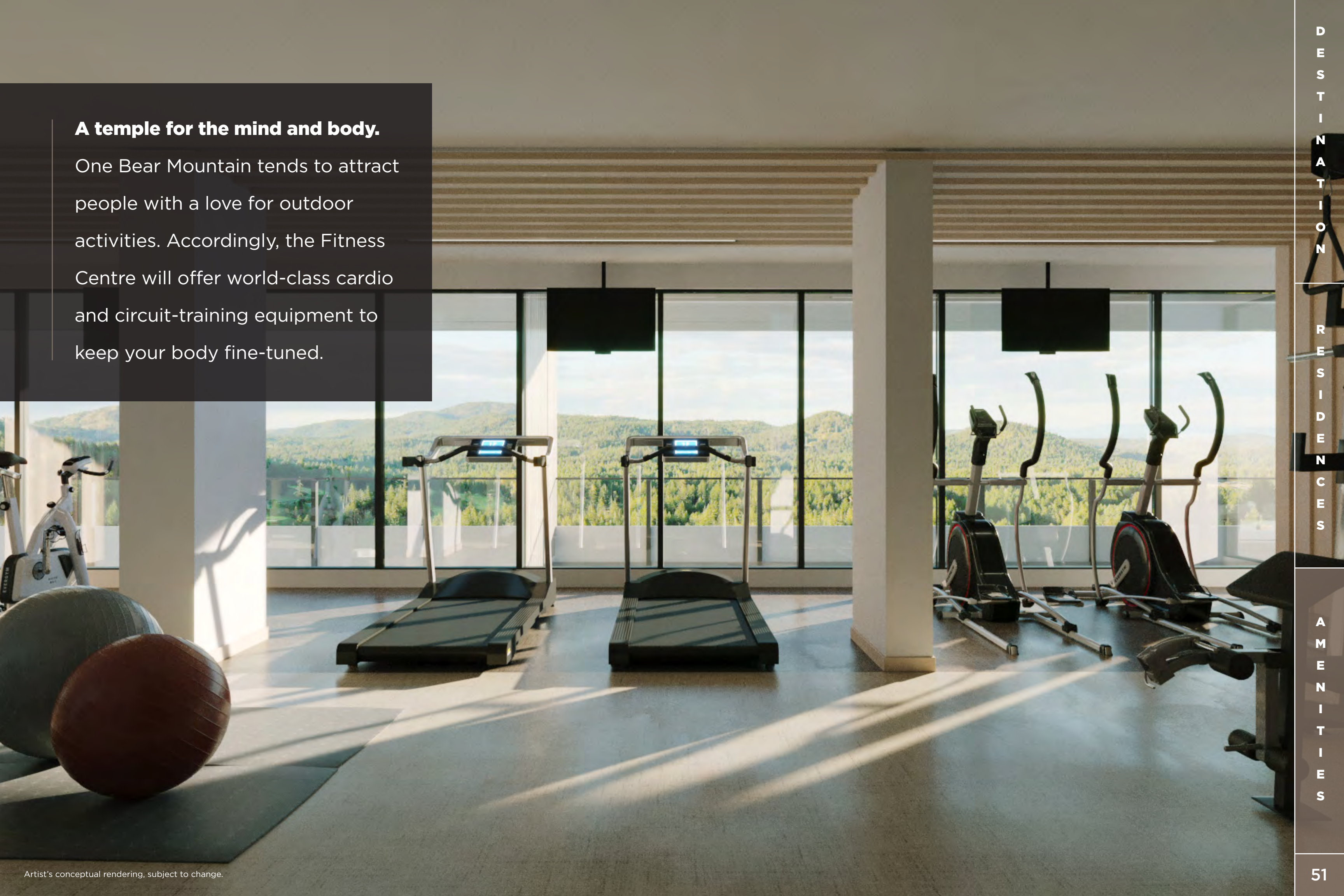


Artist's conceptual rendering, subject to change.



A temple for the mind and body.

One Bear Mountain tends to attract people with a love for outdoor activities. Accordingly, the Fitness Centre will offer world-class cardio and circuit-training equipment to keep your body fine-tuned.



The indoor and outdoor Yoga Studio welcomes fresh breezes to help you breathe-out-and breathe-in for mindfulness and wellness. **The spirit of Namaste continues with expansive windows,** sun-fused views and ample space to stretch and let go of tension. Quiet time is further soothed with cool water, plump towels, and available mats.



A life well lived includes all the residential conveniences you need to keep you focused on playing outdoors.

Private Owner's storage accommodates all your bikes or golf clubs.

An outdoor bike wash station includes a tech bench and wash. A Mail & Parcel Hub keeps track of all your deliveries. And secured parking includes assigned spaces.







5 Reasons to Own

Ultra Recreational Living

Your vast backyard features two meticulously maintained Nicklaus Design golf courses, boundless kilometres of mountain biking and hiking trails, as well as the largest red-clay court Tennis Centre in Canada.

Proximity to Victoria

With the new Bear Mountain Parkway and the recent upgrade of the McKenzie Interchange, you can enjoy a hassle-free commute to reach Downtown Victoria's shops, restaurants and burgeoning technology hub.

The New Normal

Today, we seek the space and serenity of nature yet still need the proximity to the conveniences of the City. One Bear Mountain strikes the perfect balance where health, life, work and prosperity can flourish.

Iconic Architecture & Design

Bear Mountain's first concrete and steel condominium in more than 15 years brings spectacular, contemporary architecture and modern interior design to Canada's West Coast.

Amenities for All

A community of spectacular amenities and gathering spaces that are a sociable extension of your home, from the Fitness Zone & Yoga Studio to the 15th Floor Panorama Pool, and 16th Floor Grenoble SkyLounge with adjacent Business Centre with concierge.

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

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Victoria, British Columbia, Canada



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VICTORIA B.C.

ULTRA RECREATIONAL LIVING