

Introducing

# ARIVA

Premium Estate Living

## Phase II

Re-imagining the Adult Community Lifestyle

Situated in beautiful West Kelowna, British Columbia overlooking Lake Okanagan

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GROUP



ARIVA by  
CPH Group

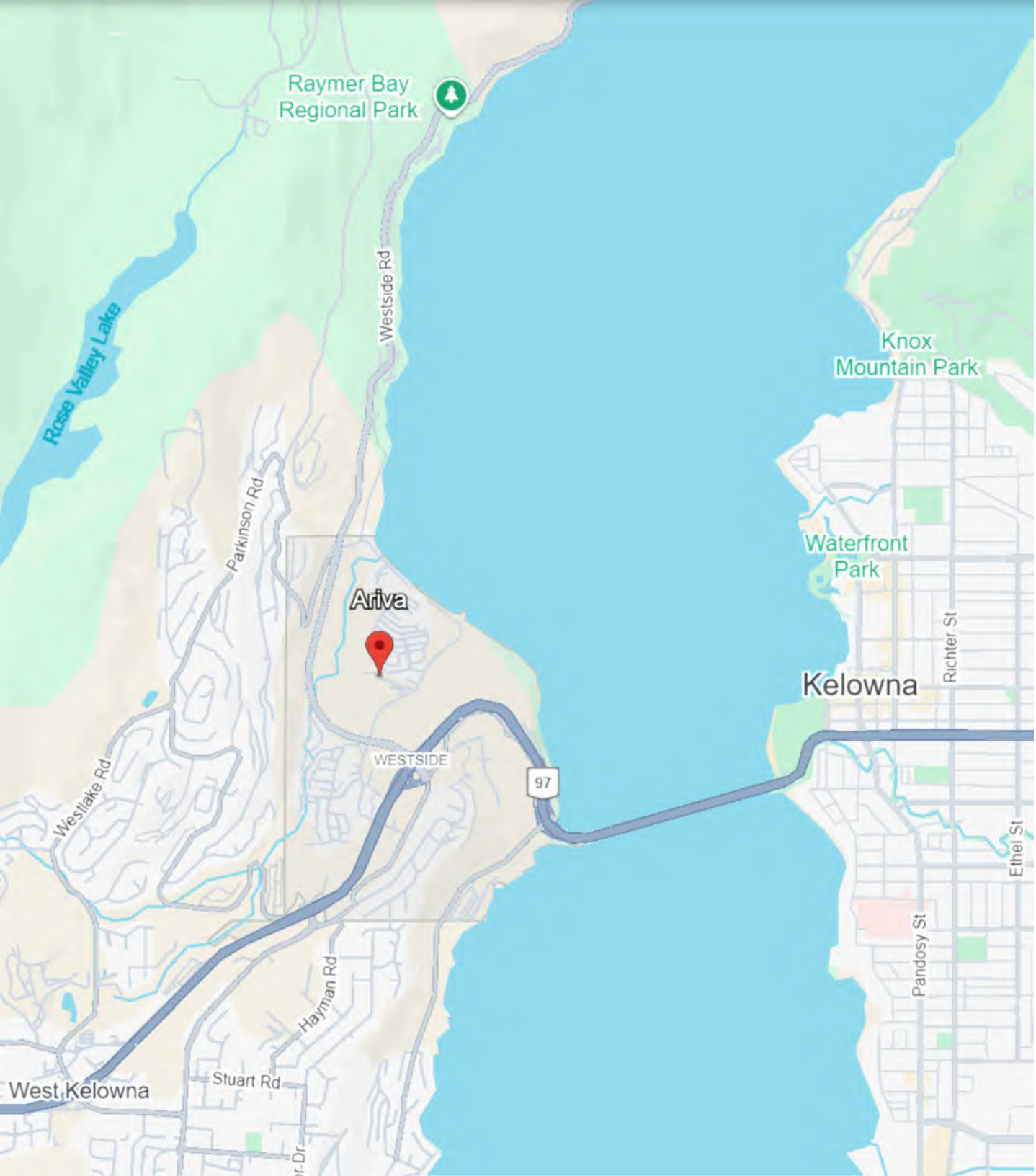
## *Forward Looking Statements*

*This document includes forward-looking information, which reflects expectations, projections, or assumptions about future events or performance. Such information can often be identified by terms like “plans,” “expects,” “anticipates,” “estimates,” “intends,” “believes,” or similar expressions, as well as references to potential actions or outcomes such as “may,” “could,” “will,” or “might.” Forward-looking information is inherently subject to risks, uncertainties, and other factors that could cause actual results to differ materially from those expressed or implied. These risks may include economic and market conditions, availability of financing, and other industry-related factors. Assumptions underlying this information, while considered reasonable at the time, may ultimately prove to be inaccurate. Readers are cautioned not to place undue reliance on forward-looking information, as no assurance can be given that it will materialize as anticipated. The Project is under no obligation to update this information, except as required by applicable laws.*

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2025

Completed

Phase 2

Phase 1



# Review of the Development Process to Date

- A Stage 1 Development Permit (DP) for all 5 phases of the 210-unit Ariva Adult Community is in place. The approval process is complete.
- The foundation for all 5 phases has been prepared with over 20,000 truck loads of compacted blast rock and is now ready for footings.
- Underground civil services are substantially complete. Future phases just need to be connected as they proceed.
- Phase 2 Development Cost Charges (DCC's) are paid in full.
- A Building Permit has been approved for Phase 2, as well as the Phase 3 parking levels.
- The majority of approximately \$5M of premium amenities, including the social hub of the community, has been constructed and is completed.
- An award-winning fully furnished display home is complete and ready for viewing.
  - This home has been sold and is being rented back for a 2-year period.
- A strong customer database and has been developed and available for review.
  - A substantial number of keenly interested people have been waiting for Phase 2 units.
- ARIVA has been officially Pre-Certified as a WELL Community by the International WELL Building Institute. This is a unique differentiator (similar to LEED certification) based on occupant health that required an exhaustive program of design and compliance.
  - We expect ARIVA will be the first Internationally WELL Certified Community in Canada.
  - The perceived importance of the WELL Certification to purchasers has exceeded expectations.





# Photo Review of Civil Work Completed since 2019



Majority of site work for entire project has been completed

- 20,000 truckloads of fill brought to site
- All water cisterns in place
- Utility lines in place





# Phase 1 Building Under Construction - 2021

- Building is now complete
- Units are 100% sold and tenanted
- Phase 2 building foundation/parking 75% complete





Today



Tomorrow



## Phase II Overview

3000 Ariva Drive  
Kelowna, BC, V1Z 0B3

### Development Specifications

- CPH Project Acquisition Date** • 2025
- Targeted Construction Schedule** • Q4 2025
- Total Project Site Area** • 12.5 acres (5 phases)

### Building Specifications (all 4 buildings will be same configuration)

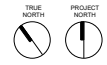
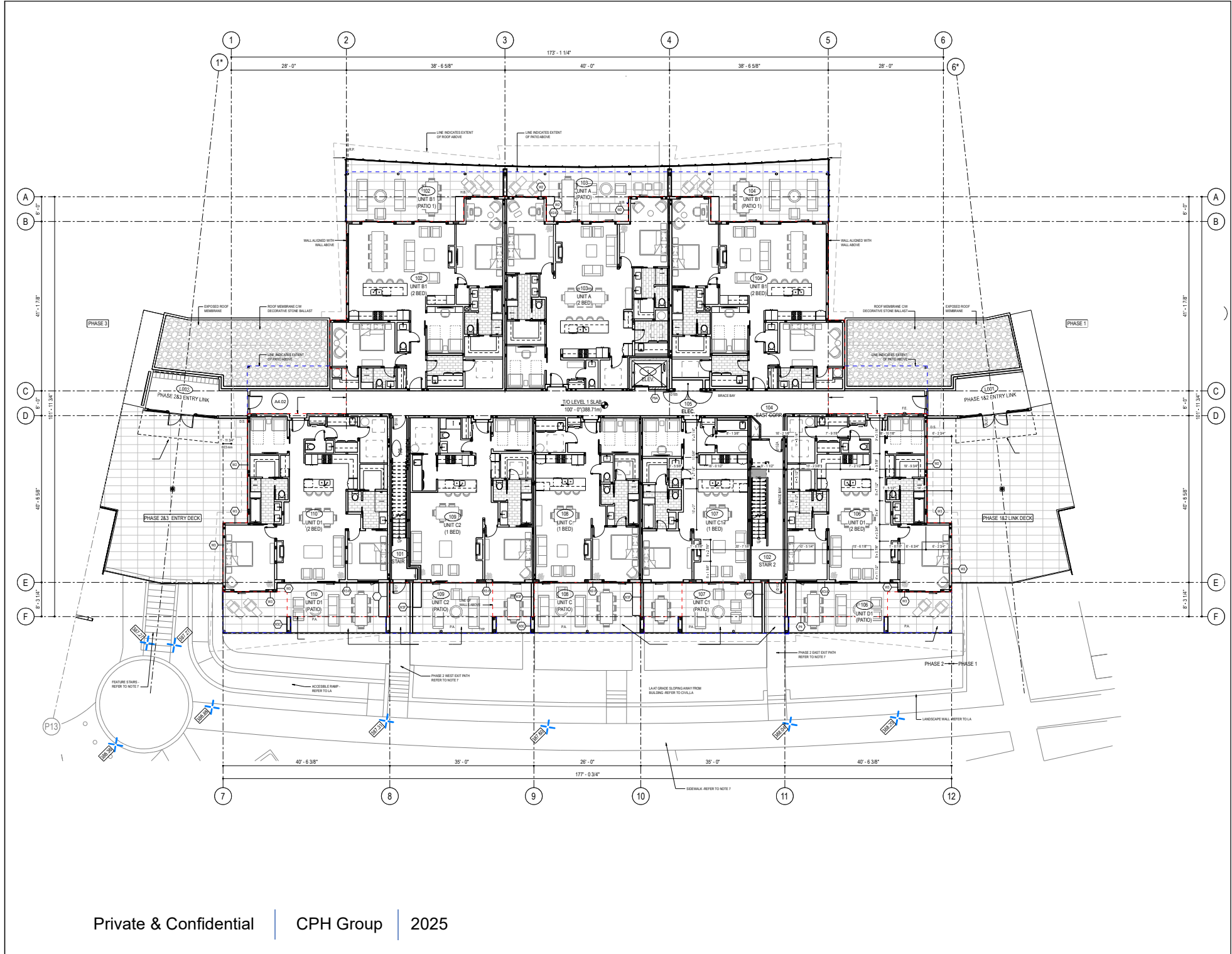
- Building Configuration** • Multi-unit residential
- Dwelling Units** • 43 apartments
- Parking** • 46 parking stalls
- Structural** • Mass timber hybrid
- Estimated Gross Buildable Area** • 64,766 sqft
- Est. Hard/Soft Cost per SQFT** • \$450 - \$470





# Phase II Design Details





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**ARIVA  
PHASE 2 BUILDING**

**LEVEL 1 FLOOR PLAN**

Phase 2 - 43 Units  
15 - 1 bedrooms  
28 - 2 bedrooms



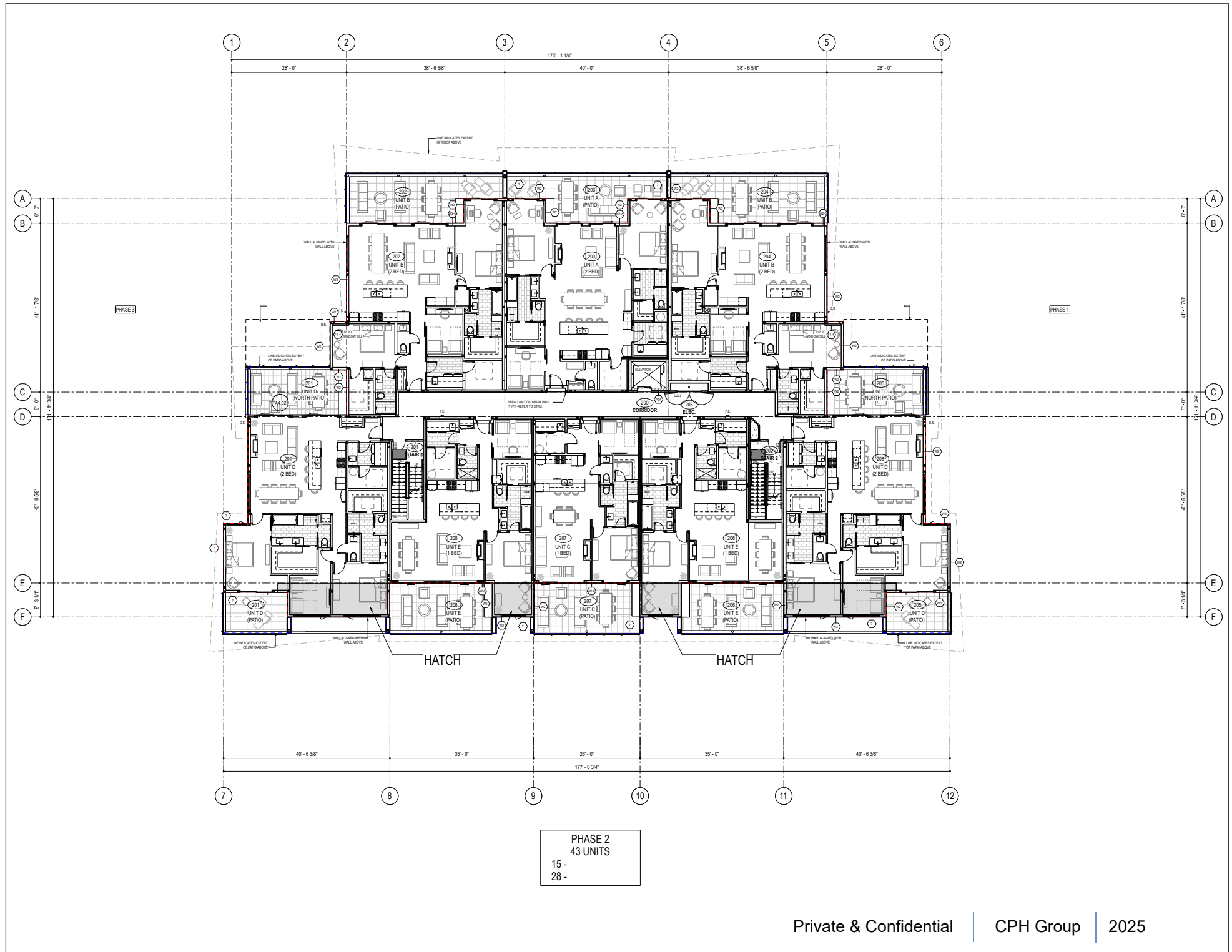


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ARIVA  
PHASE 2 BUILDING

LEVEL 2-5 FLOOR PLAN

Phase 2 - 43 Units  
15 - 1 bedrooms  
28 - 2 bedrooms







1 PHASE 2 REDESIGN -SOUTH ELEVATION A8.211/8" = 1'-0"



2 PHASE 2 REDESIGN -NORTH ELEVATION A8.211/8" = 1'-0"



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ARIVA  
PHASE 2 BUILDING

NORTH/SOUTH  
ELEVATIONS

Phase 2 - 43 Units  
15 - 1 bedrooms  
28 - 2 bedrooms



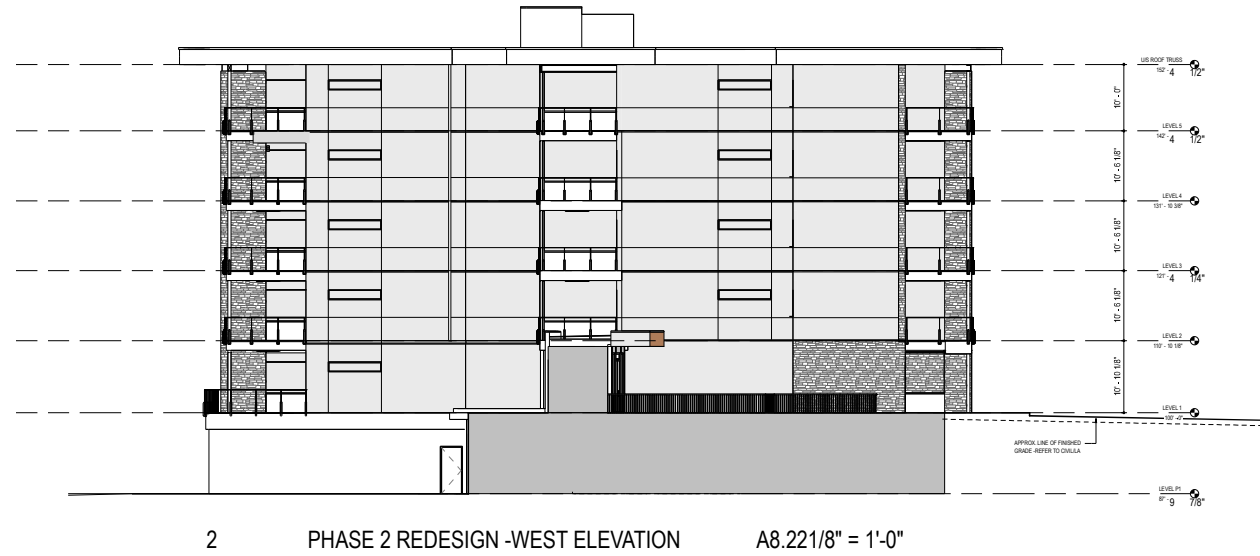
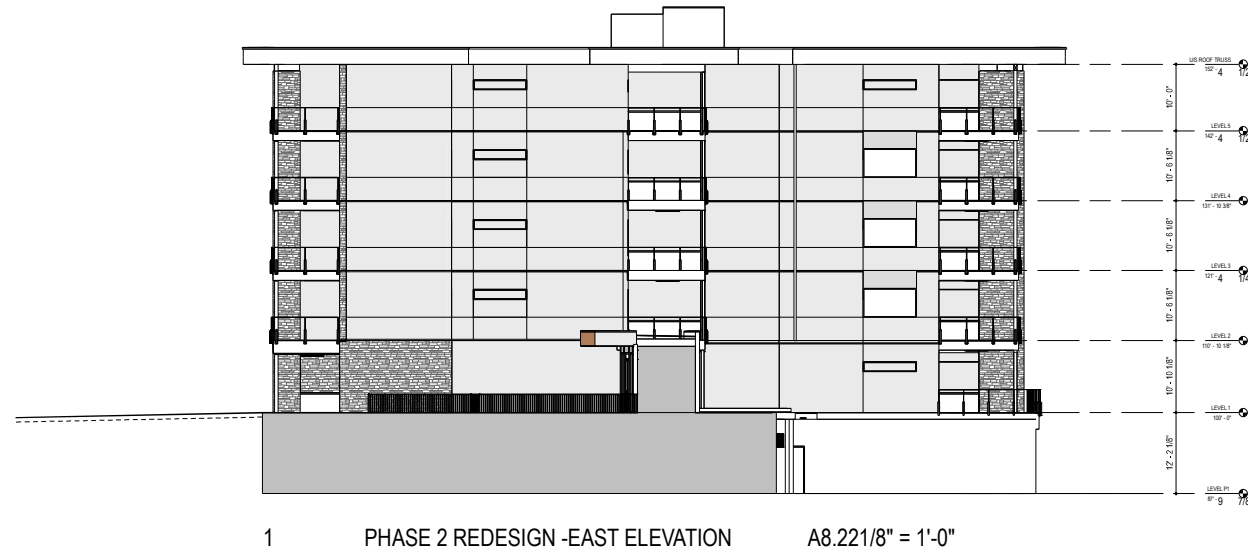


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ARIVA  
PHASE 2 BUILDING

EAST/WEST  
ELEVATIONS

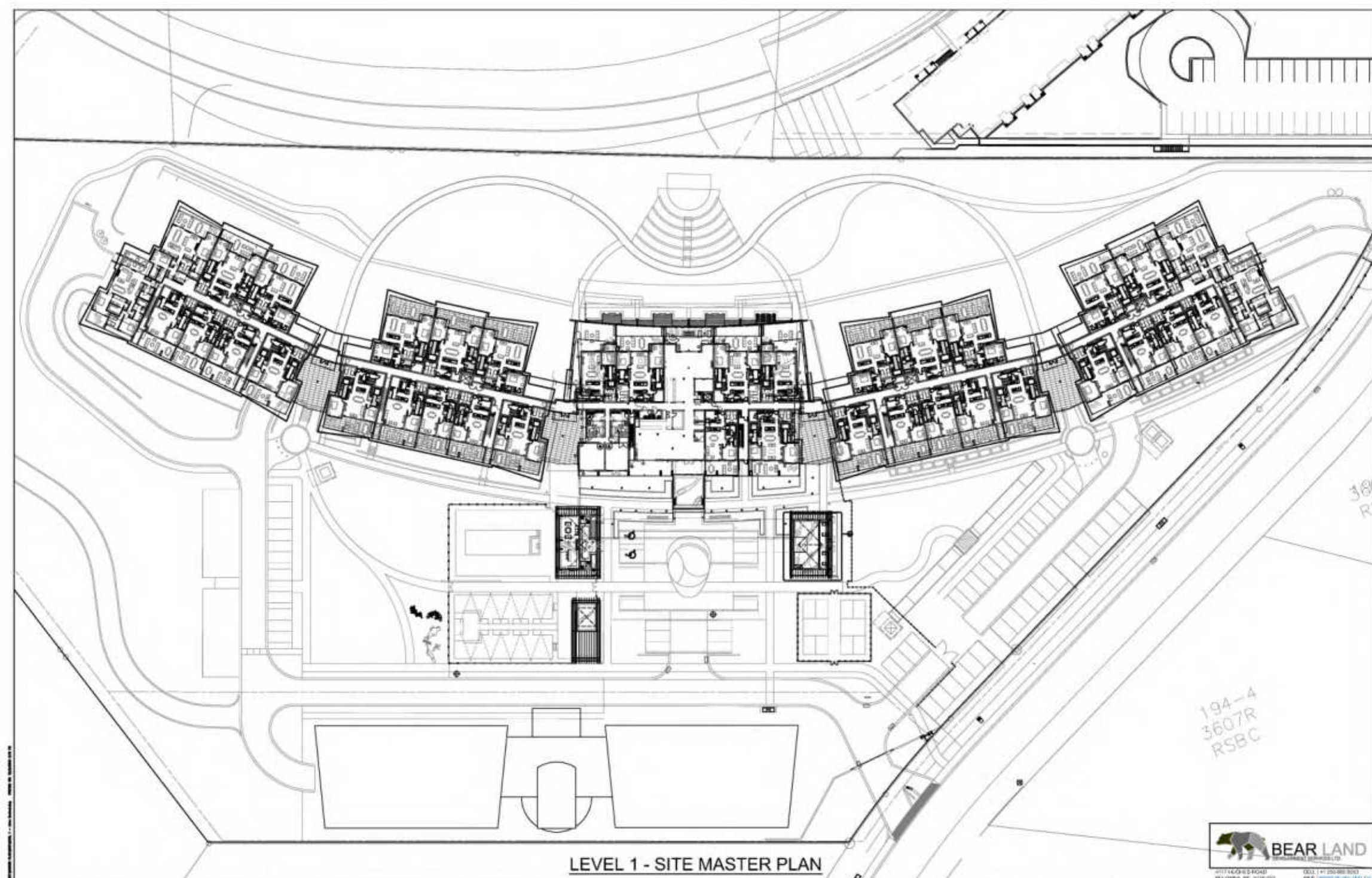
Phase 2 - 43 Units  
15 - 1 bedrooms  
28 - 2 bedrooms











194-4  
3607R  
RSBC

LEVEL 1 - SITE MASTER PLAN



**LEGEND**

WATER	---	W	UTILITY POLE	○
SEALED	---	S	POWER POLE	●
STORM SEWER	---	D	LOW VOLTAGE	⊕
PIPE	---	O	SEWER MAIN	⊖
WIRE TELEPHONE	---	Y	WIREMANT	⊙
W/C NETWORK	---	UK	TRUCK	⊙
			DRIVEWAY	⊙

**LEGEND**

PAVE WITH ASPHALT	▨
REMOVE-REGRABE-REPLACE	▨
LEVEL COURSE	▨

**NAD 83**  
 INSERTION BASE POINT= 300,000 , 5,500,000

Location and extent of existing utility lines in this plan are not guaranteed to be accurate and must be verified by the user prior to construction. The City of Westbank does not warrant the accuracy of this information. The user assumes all risk of any errors or omissions. The City of Westbank shall not be liable for any damages or losses resulting from the use of this information.

NO.	DATE	BY	REVISION
1	24/11/20	KJ	ISSUED FOR DISCUSSION

DATE	DESIGN	APPROVED
2020-04-12	KJ	KJ
SCALE	VERT.	
SCALE NOT ACCURATE OVER LONG DISTANCES		

**WESTBANK FIRST NATION**  
 DESIGN AND CONSTRUCTION

ARIVA RESORTS  
 MASTER PLAN  
 LEVEL 1 - SITE PLAN

FILE NO.	001
DRAWING NO.	LEVEL 1
REV NO.	1



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