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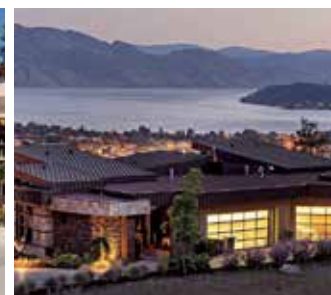
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Macdonald Development Corporation

PAST PROJECTS



OUTBACK, OKANAGAN LAKE, BC



HIGHPOINTE, KELOWNA, BC



WATERMARK, CALGARY, AB



VILLAS AT WATERMARK, CALGARY, AB



THE LAKES, LAKE COUNTRY, BC



THE HUDSON, VANCOUVER, BC



CAPITOL RESIDENCES, VAN, BC



PRIME, SURREY, BC

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Macdonald Development Corporation has grown into a group of companies with two primary divisions. Macdonald Development (U.S.A.) Corporation conducts the Group's business in the United States with its focus currently being in Arizona, Washington, and Georgia. Macdonald Communities Limited conducts all Canadian development activities with its focus in British Columbia and Alberta. The name Macdonald Communities was chosen to emphasize our ongoing commitment to envision and construct great communities where people will build their lives and raise their families. What makes a home, or a neighborhood is the people within it, and it is our goal to create places to encourage people to live and grow together.

Founder Robert Macdonald has led the company since 1985, creating a legacy of commercial and residential properties across North America. Since 1999, the company has focused mainly on the development of single-family communities and multi-family condominium projects, creating over 4,000 high quality homes and properties. In September 2018, Robert's son John Macdonald officially took over running the day to day operations of the Canadian development division as Chief Operating Officer. Robert Macdonald remains the Group CEO and operates the day to day operations of the company's US division.

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Marc Leger

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C O N T E N T S

22

VOTED BEST COMMUNITY
DEVELOPMENT OF THE
YEAR *by the Canadian Home
Builders' Association National Award
for 2020.*

12

THE BEAUTY OF
LAKESTONE

*Lakestone is a diverse
community with a range
of housing opportunities.*



05

PAST PROJECTS
MDC, *delivering exceptional
properties to the market for
thirty years.*

10

CLOSE TO
EVERYTHING
*nearby amenities, wonderful
shopping, Lakestone is a
great place to live.*



*Walking the dog at Lakestone is a pleasure
with more than 28.8 kilometres of dog friendly
walking trails.*

26

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BUILDERS AT
LAKESTONE
*Find many of the
Okanagan's top builders
at Lakestone.*



34

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AND TRADES
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CLOSE TO EVERYTHING

LAKESTONE has nearby amenities galore, wonderful shopping, great places to eat and one of the only places in Canada to experience a “West Coast special”: ski and golf in the same day. Here’s eight of hundreds of reasons we think Lakestone is a great place to live.



1
UBC'S OKANAGAN CAMPUS

Purpose-built for the 21st century, the University of British Columbia's Okanagan campus opened in Kelowna in 2005. UBC is one of North America's largest public research and teaching institutions, and one of only two Canadian institutions consistently ranked among the world's 40 best universities.

For more info check out www.ok.ubc.ca

For more info check out www.okanagan.bc.ca

2
KELOWNA GENERAL HOSPITAL (KGH)

KGH provides core medical and surgical specialty services to patients including core physician specialties, 24 hour emergency and trauma services, acute and obstetrical care chemotherapy, diabetes education, general surgery, ophthalmology, pediatric surgery and pacemaker implantation. Also provided is a range of medical and diagnostic imaging services, including mammography and CT scanning

For more info check out www.interiorhealth.ca



3
OKANAGAN CLIMATE

The Okanagan is renowned for its warm, balmy summers and mild, temperate winters. The spring provides warm days great for spring skiing. Ski in the morning, and play a round of golf in the afternoon. With over 152 frost-free days and over 1900 hours of sunshine annually, the growing season in the North Okanagan lasts over 159 days a year.

4
THE OKANAGAN RAIL TRAIL IS OPEN !!!!

It's exciting to ride BC's newest rail trail from Kelowna to Vernon along Okanagan Lake, Wood Lake and Kalamalka Lake. Oh Wow! ... what an amazing community accomplishment – thanks to volunteers, donors, Trail Ambassadors, government agencies, and everyone who made this happen from fundraising galas and lemonade stands to corporate matching challenges, all donations large and small helped build the trail.

For more information www.lets gobiking.net



5
OKANAGAN WINE

The Okanagan has many wineries to pique your curiosity and desire to discover a way of life that includes the growing and making of wine. Here are 12 wineries that are an easy drive from Lakestone.

- 50th Parallel Estate Winery
- O'Rourke's Peak Cellars
- Intrigue Wines
- Gray Monk Estate Winery
- Ex Nihilo Vineyards
- Arrowleaf Cellars
- Blind Tiger Vineyards
- Ancient Hill Winery
- Summerhill Pyramid Winery
- CedarCreek Estate Winery
- Mission Hill Family Estate Winery
- Quails' Gate Estate Winery

For more info check out www.winebc.com



6
OKANAGAN LAKE, BOATING AND BEACHES

Lively marinas, calm bays and isolated beaches make boating on Okanagan Lake a highlight for locals and travelers alike. The lake is 135 km (84 miles) long, stretching north and south from Kelowna. Multiple marinas, yacht clubs, charters and rental companies dot the shoreline in both directions. There is a new boatlaunch at the north end of Wood Lake on the north east corner of the isthmus on Oyama- escape to the turquoise waters of Wood and Kalamalka Lake. There's water recreation of every kind to enjoy including, stand up paddleboards, jet skis, houseboats, canoes, kayaks, power boats, tours and cruises. Need to fuel up? Several marinas on the lake have gas bars with convenience stores.

For more info check out www.tourismkelowna.ca www.lakecountry.bc.ca



7
KELOWNA INTERNATIONAL AIRPORT

8
OKANAGAN GOLF

In 2019, about 2 million passengers arrived at or departed from YLW, making it Canada's 11th busiest airport. Air Canada, Alaska Airlines, Sunwing Airlines and WestJet are among the carriers that fly between Kelowna International Airport and destinations in Canada, the United States and Mexico. Many airlines have made changes to flight schedules and in some cases, suspended service to some destinations temporarily. For current flight schedules and to book, contact the airline.

For more info check out www.ylw.kelowna.ca

The golf season in the Okanagan Valley is the envy of Canada. Over 1,900 hours of sun every year makes it one of the longest, and driest, golf seasons in the country. Here are a few courses that are approximately 20 minutes from Lakestone.

- Predator Ridge
- The Rise Golf Course
- Okanagan Golf Club (Bear & Quail)
- Sunset Ranch Golf & Country Club
- Shadow Ridge
- Kelowna Springs
- Kelowna Golf & Country Club
- Mission Creek Golf Club
- The Harvest Golf Club
- Gallagher's Canyon

For more info check out www.okanagan golf.ca



EXPLORE THE BEAUTY OF LAKESTONE

WHETHER YOU PREFER TO HIT THE TRAILS, PADDLE ON THE LAKE, OR WATCH A GLORIOUS SUNSET FROM THE LAKE CLUB DECK, THE GOOD LIFE IS RIGHT OUTSIDE YOUR DOOR.

At Lakestone, a beautiful community is budding, while still maintaining over half of the site in its natural state. Enjoy 28.8 kilometers of trails leading from the lakefront to the summit, weaving through approximately 250 acres of preserved natural open space and connecting to the Lake Country trail system.

OUR VISION

With 550 acres of land and nearly 300 metres of elevation change from the lake edge to Beacon Park, Lakestone's location provides uniquely spectacular views.

When the masterplan for Lakestone was developed in 2012, active living was a big part of the promise made to the first home buyers and the community. This is achieved by designing multiple amenities throughout Lakestone that create a community that is well connected, from top to bottom, with the trail system as well as recreation and gathering places available to all owners.

The biggest amenity, however, is the natural one the lake. Lakestone takes full advantage of it offering sweeping lake views from many different vantage points in the community. This, combined with great solar orientation makes Lakestone a highly desirable location.



LAKESTONE AMENITIES

THE LAKE CLUB

This spectacular \$3.5 million facility sets a new standard for amenities, offering a wide range of activities for pleasure-seekers of all varieties. Lakestone's Lake Club has lived up to its vision of being unrivalled in the Okanagan.

The Lake Club is the perfect setting to gather with family, meet new neighbours and reconnect with old friends. The views are endless, and the memories created will last a lifetime.

THE FEATURES

- Fully equipped fitness centre
- Swimming pool and two hot tubs
- Kayak and paddleboard storage just steps from the beach
- Outdoor kitchen, BBQ, and entertainment area on the pool deck
- Covered rooftop terrace with fireplace and casual seating
- His and hers change rooms with indoor and outdoor shower facilities
- Direct access to Lakestone Beach & the public dock





WATERSIDE PARK AND BEACH

Steps down the trail from the Lake Club is direct lake access. The beach area features an attractive timber pavilion, picnic tables, and loungers for waterside relaxation. The Lake Club facility features kayak racks and paddleboard storage.

A quiet water area is perfect for a swim, paddle or sail, away from powered watercraft. A community dock 150 metres south of the beach provides those with powered watercraft a location to pick up friends and family for a day on the water.

BENCHLANDS PARKS

Opened in summer 2019, the Benchlands parks and multi-use sport courts are designed to benefit both owners and the general public alike and the open space is the perfect place to toss a frisbee or walk the dog. Nestled in the heart of the Benchlands neighbourhood, adjacent to the future Centre Club, the park offers pickleball, tennis and basketball courts and easy access to the trails that wind throughout the community.

TRAIL SYSTEM

A 28.8 km network of excellent hiking trails runs from the lake shore to Beacon Park, spanning a 300-metre grade. Views from the summit are panoramic. With Duck, Wood and Kalamalka Lakes to the east, and Okanagan Lake to the north, west and south, these vistas are truly unparalleled in the Okanagan Valley.

Small parks situated throughout the trail system provide hikers with the opportunity to catch their breath while taking in the views. A series of trail head markers at specific entry points serve to orientate hikers so they can navigate specific routes throughout the site.

BEACON PARK

Crowning the Highlands is Beacon Park. This natural area will offer breathtaking views and a place to rest after an exciting hike to the highest point of Lakestone. With its beautiful pavilion, picnic tables and washrooms, this park will provide everything you need for an amazing outing with family and friends and a perfect place to meet your neighbours. It's all part of the Lakestone experience - natural settings, stunning homes and an amazing community vibe.



THE CENTRE CLUB

Expected to officially open for our residents in the spring of 2022, this centrepiece of the Benchlands neighbourhood will become the heart of the Lakestone community. Centre Club will be the place to meet your neighbours and create new friendships. Currently it's the home of our Information Centre and the Developer's Community Office.

When fully operational, the Centre Club will feature a large workout room, a purpose-built yoga/pilates studio, his and hers change rooms, day lockers and a bookable community room for functions and meetings. Everything opens up onto the pool terrace where you can enjoy west-facing lake views and beautiful landscapes from the hot tub or pool. It's also adjacent to the Benchlands Park, tennis, pickleball and multi-sport courts.



LAY OF THE LAND

THE LAKESTONE MASTERPLAN IS UNPARALLELED IN THE OKANAGAN. NO OTHER COMMUNITY COMBINES SUCH A STUNNING LANDSCAPE WITH A WEALTH OF DESIRABLE AMENITIES.

With approximately 550 acres of land and nearly 300 metres of elevation change from the lake edge to Beacon Park, this location provides uniquely spectacular views.

Approximately half of the land at Lakestone is natural open space, ranging from environmentally sensitive wetlands to rugged rocky outcroppings. To highlight the natural landscape, grading for residential enclaves is minimized wherever possible.

Lakestone is a master-planned community located just 12 minutes from the airport and a 25 minute drive from the centre of Kelowna. Experience the best the Okanagan has to offer with coveted homesites on the tranquil shores of the lake, connecting to our own 28.8 kilometre trail system.



The developer reserves the right to make changes to the information contained herein. Renderings, maps, and photographs are representational only and may not be accurate. Specifications, sizes, layouts and availability are subject to change. E.&O.E.



SUMMIT PHASE COMING SOON

We are now finalizing the details for our next lot release – **THE SUMMIT PHASE**. Please stay tuned for more information to come. Make sure to register to get the latest news and alerts regarding real estate opportunities at Lakestone.

Interested in a homesite in The Summit Phase?

If you have any questions or inquiries regarding our next lot release, please get in touch with our team of experts today.
info@lakestoneliving.com

Many families are now calling Lakestone “home”. Here is a list of the neighbourhoods at Lakestone that are now sold out.

WATERSIDE SOLD OUT
 BENCHLANDS SOLD OUT
 HIGHLANDS SOLD OUT
 VILLAS AT LAKESTONE SOLD OUT





LAKESTONE VOTED BEST DEVELOPMENT OF THE YEAR



LAKESTONE HAS BEEN AWARDED THE NATIONAL AWARD FOR ‘COMMUNITY DEVELOPMENT OF THE YEAR’, and was also recognized for one of the Best Sales Centres in Canada at the Canadian Home Builders Association 2020 National Awards for Housing Excellence. The prestigious competition recognizes the best in Canadian new homes and community development with over 700 entries received from coast to coast. This ‘Development of the Year’ award acknowledges the strong commitment Macdonald Communities Ltd., Developer of Lakestone, has for creating communities with an active rural lifestyle in an amenity-rich urban environment.

SALES CENTRE
The architecture of the Sales Centre is “contemporary park board”, recalling the structures often found in historic parks. An outdoor terrace provides vantage points to all neighborhood amenities while inside guests glean the Developer story and the Masterplan, site influences and infrastructure, lot availability and pricing.



MARC LEGER and DON ERDELY
Macdonald Communities Limited



LAKESTONE
It was an exciting night at the 2020 Okanagan House Awards of Excellence! Lakestone took home the award for Excellence in Marketing.



**LAKESTONE
Lake Country’s Hidden Gem.**

Known throughout the Okanagan as one of the best places to live, Macdonald Communities Ltd. are extremely proud of what we’ve accomplished so far in this amazing development in beautiful Lake Country B.C.

2020 was a year of significant milestones for our business. We had a record setting year in lot sales. We won the prestigious CHBA Canadian Community of the Year. We won Gold and Silver Awards at the local, regional and provincial level for best sales centre and best marketing program.



Another set of awards which we are particularly excited about were for Best Public-Private Partnership for the work we’ve done in conjunction with the District of Lake Country. As we’ve contemplated our masterplan over the last 10 years, we have worked very closely with all levels of our municipal government. Our relationships with the departments of Planning, Engineering, Parks and Recreation as well as the offices of mayor and council have been integral in terms of achieving the type of success we’ve had thus far.

Our first 5 phases here at Lakestone saw the inclusion of an extensive parks strategy, a greenspace allocation program, careful planning of our trail network and the construction of

several amenities that have all been turned over to the municipality to become public spaces. One of our main goals has always been to make sure our plans align well with the Official Community Plan laid out by the District.

The story we’ve been able to tell about the amazing relationship between our two organizations has not gone unnoticed. In 2020, both the Tommie Awards and Keystone Awards platforms recognized the work we’ve done alongside the District of Lake Country. A Silver Tommie was awarded to us at the local Okanagan level and the Keystone Silver Award was presented to us for the BC Interior region. Both awards were in the category of Private-Public Partnership.

With several more phases to roll out in the coming years, we look forward to continuing the great spirit of collaboration we’ve had with the District of Lake Country and the great team there!

Marc Leger
Manager of Community Relations
(Lakestone)





GIBSON CONTRACTING!

Darcy Gibson FOUNDER & PRESIDENT
Lakestone's Preferred Builder is a triple category winner. They took home 3 gold medals for 'Excellence in Single Family Homes' awarded by Canadian Home Builders' Association Central Okanagan.



NOBA VISION

George Nohynek, B.Eng.

When the days are long and the temps are warm, George from Noba Vision Lakeside Homes takes advantage of the sunny days with his family. George holds a Bachelor of Engineering degree and has been building custom homes in Lake Country for nearly a decade. His design expertise and his degree of education provide a greater understanding of the entire home structure through every phase of design/build.



DESTINATION CUSTOM HOMES

Travis and Charlotte Erdely are passionate about

what Destination Homes stands for — building not only beautiful homes, but lasting relationships with happy clients, as well. Destination Custom Homes won best show home under \$500,000 at The Lakes, and for Lakestone, best home over \$1,000,000 and best home under \$1,000,000

RICHMOND CUSTOM HOMES

Josh Richmond President

In addition to his professional success as a Lakestone Preferred Builder Josh is passionate about community contribution. As President of Richmond Custom Homes Ltd, he instils in his team a strong sense of social responsibility, serving as a Big Brother in the "Big Brothers and Sisters" program.



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Noba Vision’s unique in-house ‘design-build’ process blends quality building practices, leading edge design, cost efficiencies, and a client-centered approach.

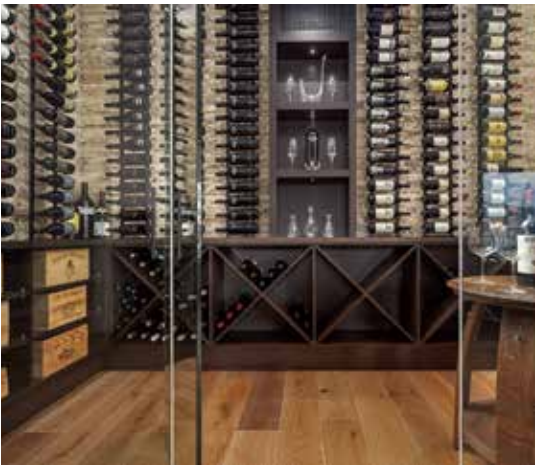
Before you buy your lot, invite Noba Vision to evaluate and discuss. Build-ability factors, hidden costs, comparisons to other lots, and designs highlighting the beauty of the natural landscape, are just a few points worth your consideration.

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LAKESTONE TRADES & SUPPLIERS

In today’s competitive marketplace we require reliable, innovative and high performing trades and suppliers. We believe that strong and resilient relationships with our trades and suppliers, at every level, are critical for us to succeed in meeting our customers’ expectations and to continuously improve and grow.

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Exploring beautiful Lake Country by bike is a unique way to enjoy a fantastic wine touring experience. A self-guided bike tour allows you to enjoy the stunning views and valley at your own pace. This biking loop will take you to six Scenic Sip wineries while biking past orchards and vineyards and enjoying sweeping views of Okanagan Lake, as well as Kalamalka and Wood Lake.

This is a difficult loop with hills so you may want to consider touring with the help of an eBike; you will have a blast while flying up the hills effortlessly! Stop for lunch, dinner or a snack at most of the wineries as part of the fun.

With a casual pace and frequent stops, the emphasis is on enjoying the scenery and discovering local Okanagan wineries along the way. Have fun!

Route Info: Start on Tyndall Road.

- Left onto Camp Rd. Visit Arrowleaf Cellars, Ex Nihilo Vineyards, and Gray Monk Winery.
- Right onto Okanagan Centre Rd. West. Visit O'Rourke's Peak Cellars and Intrigue Wines.
- Right onto Okanagan Centre Rd. East.
- Right onto Davidson Rd.
- Left onto Bond Rd. Visit Blind Tiger Vineyards.
- Right onto Camp Rd.
- Return home to Lakestone via Tyndall Rd.

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NEW SCHOOL FOR LAKE COUNTRY

Construction has begun on H.S. Grenda Middle School, a state of the art school designed to meet the needs of 600 students between the grades of 6 and 8.

The new school will be located on a former 18-acre golf course behind George Elliot Secondary School on Bottom Wood Lake Road. It will be three stories high to maximize the amount of green space around the school.

H.S. Grenda Middle School will be named after a respected teacher and coach who passed away suddenly in 2006. Construction is expected to be completed for the 2021 school year.



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Country, Lakestone is the perfect community for the pet-loving family. There are many dog-friendly activities to be enjoyed from the doorsteps of Lakestone; 28.8 kilometers of trails lead from Okanagan Lake to the summit, there is quick access to the boat for a day of fun on the water and an off-leash dog park for both big and small dogs is located just down the

street on Okanagan Centre Rd. W. All this with the convenience of being just minutes away from the dog-friendly trails, lakes and amenities (including wineries!) of Lake Country!

In the District of Lake Country, you will find doggie daycare and boarding centres, multiple pet food and supply stores as well as cutting-

edge veterinary clinics. Lake Country has three off-leash dog parks and a plethora of on-leash areas including the Okanagan Rail Trail.

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