

# GLENPARK PHASE 2





# GLENPARK 2 - Neighbourhood





# GLENPARK 1 & 2

*Glenpark Row Phase 2, together with Glenpark Row Phase 1, will be a fully integrated neighbourhood.*

## GLENPARK ROW PHASE 2



# GLENPARK 1 & 2

ARCHITECTS INCORPORATED  
10000 Highway 16, Newmarket, ON L3Y 9K7

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Revised:  
April 16, 2015  
Issued For Development Permit,  
Planning and DCP Amendment  
July 8, 2022  
Revised For Development Permit,  
Planning and DCP Amendment



2021-07-05

Client:

Project:

Glenpark Row 2

244, 252, 260, 268 Valley Road  
Newmarket, ON  
Lot 2, Sec 4, Township 23,  
Plan CP654488  
Lots 4, 5 & 6, Sec 4, Township 23,  
and Of Sec 33, Township 26,  
Plan 18065, OGYD



# GLENPARK 2 – Conceptual Landscape Plan



# GLENPARK 2 – Landscape Detail



KEY MAP  
1:2000



QUERCUS 'CRIMSON SPIRE'



CORNUS STOLONIFERA 'FARROW'



VIBURNUM OPULUS 'COMPACTUM'



EUONYMUS ALATUS 'SELECT'

## PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE / SPACING & REMARKS
<b>TREES</b>		
QUERCUS 'CRIMSON SPIRE'	CRIMSON SPIRE OAK	6cm CAL.
<b>SHRUBS</b>		
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	#02 CONT. / 1.2M O.C. SPACING
EUONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	#02 CONT. / 1.5M O.C. SPACING
VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRY	#02 CONT. / 1.8M O.C. SPACING



LANDSCAPE SKETCH  
REF. NO.

LSK #1

SHEET NO.  
1 of 1

PROJECT TITLE

GLENPARK II

CLIENT

VANMAR CONSTRUCTORS

PROJECT #

20-118

DRAWING REFERENCE

SHEET L1, CONCEPTUAL LANDSCAPE PLAN

THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSULTING LANDSCAPE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.

DATE

21.07.15

ISSUE REFERENCE

DP 21.06.30

SCALE

1:150

PAGE SIZE

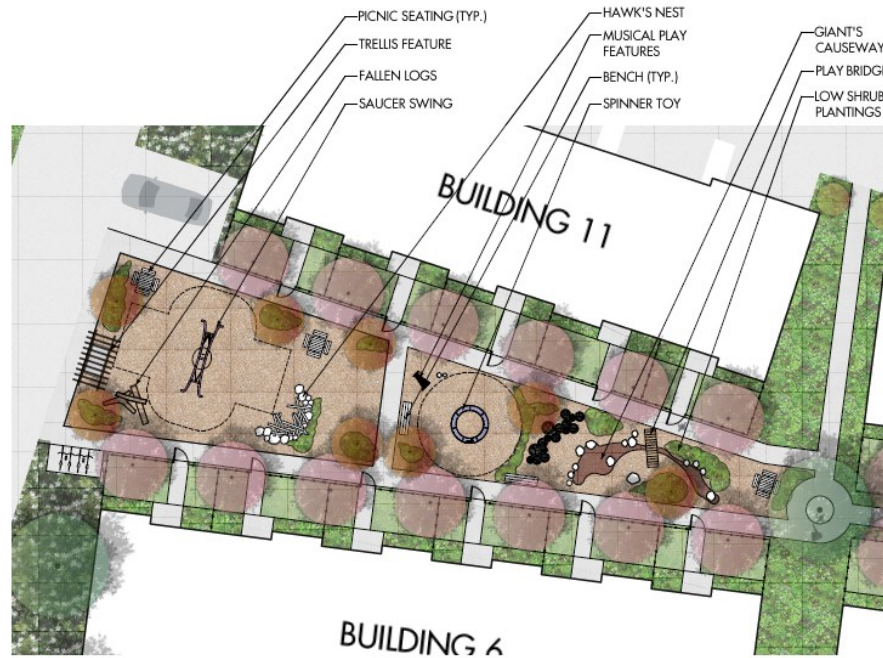
11"X17"



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE  
303 - 500 RAO ROAD  
VILLENIA, BC V1V 7S2  
T (250) 858-9270  
www.outlanddesign.ca



# GLENPARK 2 – Landscape Detail



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

303-590 KLO Road  
Kelowna, BC V1Y 7S2  
T (250) 868-9270  
[www.culindesign.ca](http://www.culindesign.ca)



**GLENPARK II**  
276, 284, & 292 VALLEY ROAD  
Kelowna, BC

CONCEPTUAL LANDSCAPE  
PLAN - AMENITY AREA

[illegible]

[642910] CHUANG, S. 1993.

L2/4

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# GLENPARK 1 & 2 ACCESS & CIRCULATION




## *Glenpark Row Phase 2 will be serviced through Glenpark Phase 1*

Both Glenpark Row Phase 1 and Glenpark Row Phase 2 will be accessed through Glenpark Row Phase 1, from a new portion of **Glenpark Drive**, to be constructed in conjunction with Phase 1.

There will be a limitation on **Marigold Road** and **Zinnia Road** to pedestrian, bicycle and emergency use only. Removable bollards will be used.

A Statutory Right of Way has been registered on the northern property line, **linking Marigold Crescent and Valley Road** for pedestrian and bicycle use.



Legend	Street Name	Access Type
	Glenpark Drive	Vehicle, Bicycle, Pedestrian
	Internal Circulation	Vehicle, Bicycle, Pedestrian
	Marigold Rd, Zinnia Rd, Marigold Crescent, Valley Rd	Bicycle, Pedestrian & Emergency Access Only



# GLENPARK 2

## EXPLANATORY PLAN OF STATUTORY RIGHT OF WAY OVER PART OF LOT 1, SECTION 4, TOWNSHIP 23 AND OF SECTION 33, TOWNSHIP 26, OSOYOOS DIVISION YALE DISTRICT, PLAN EPP111632

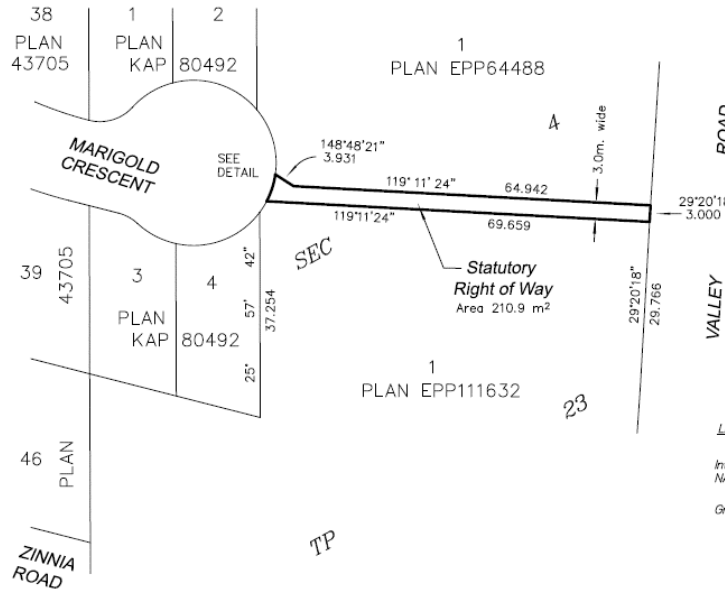
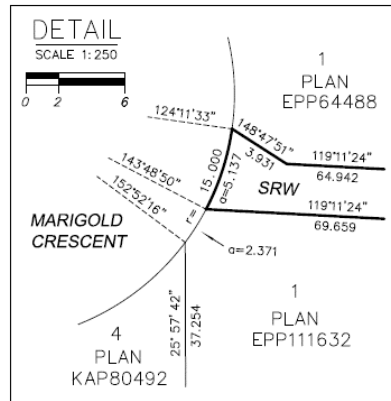
PLAN EPP114391

PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT  
FOR ACCESS PURPOSES

BCGS 82E.093



The intended plot size of this plan is 432mm in width by  
280mm in height (B size) when plotted at a scale of 1:750  
(All distances are in metres and at ground level)



### LEGEND

Integrated Survey Area No. 4, City of Kelowna,  
NAD83 (CSRS) 4.0.0.BC.1

Grid bearings are derived from Plan EPP111632

### RUNNALLS DENBY

british columbia land surveyors

259A Lawrence Avenue  
Kelowna, B.C.  
V1Y 6L2

Phone: (250)763-7322  
Fax: (250)763-4413  
Email: rob@runnallsdenby.com

DWG. No.: 15113 SRW

FILE: 15113

This plan lies within the Regional District of Central Okanagan.

The plan is based on the following Land Title and Survey  
Authority of BC records: Plan EPP111632

Robert T. Macdonald, BCLS 873  
Dated: August 25, 2021

# GLENPARK 2





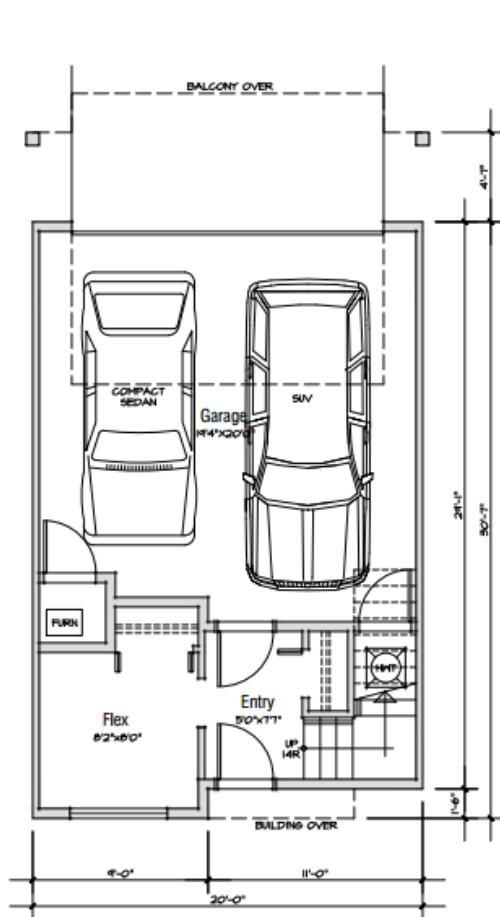
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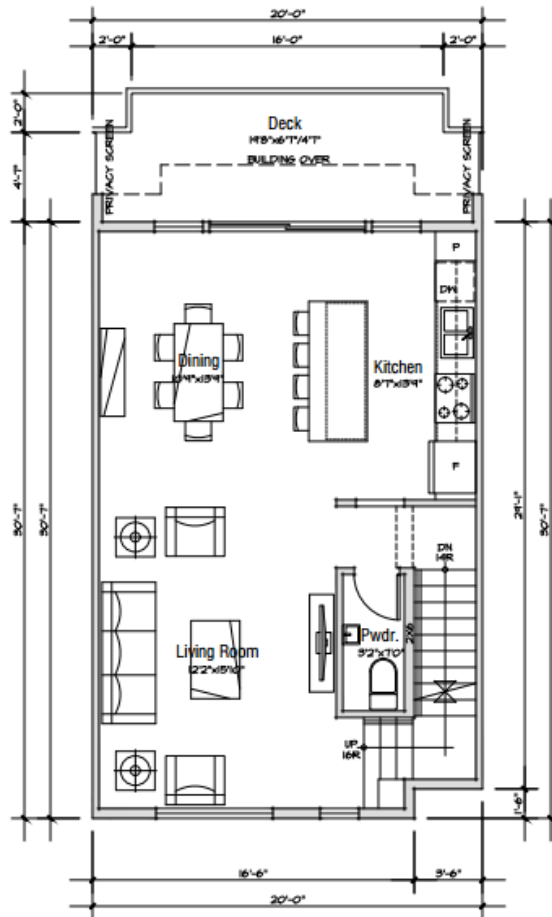
# GLENPARK 2



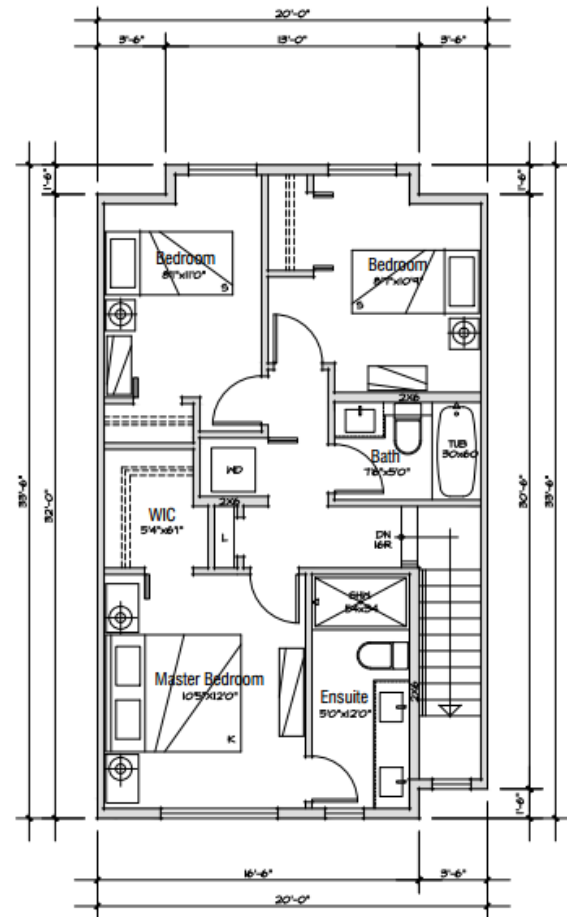




Lower Floor  
182 sf (FSR)  
413 sf (Garage)

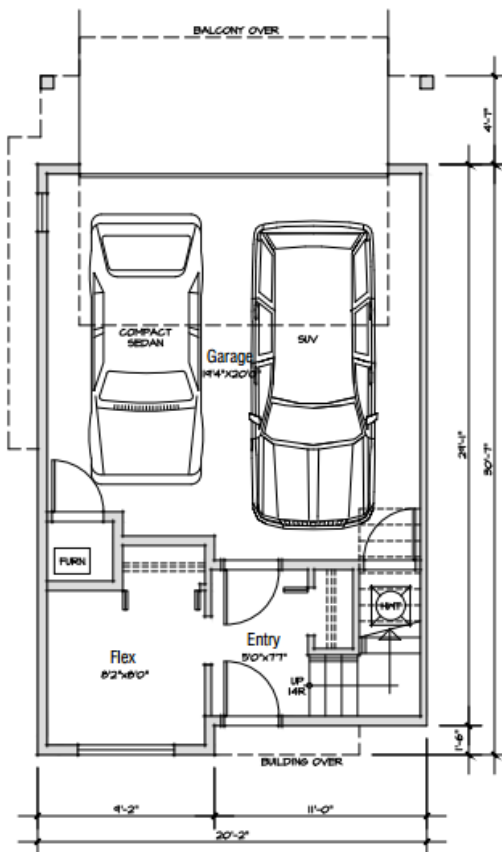


Main Floor  
606 sf (FSR)  
121 sf (Deck)

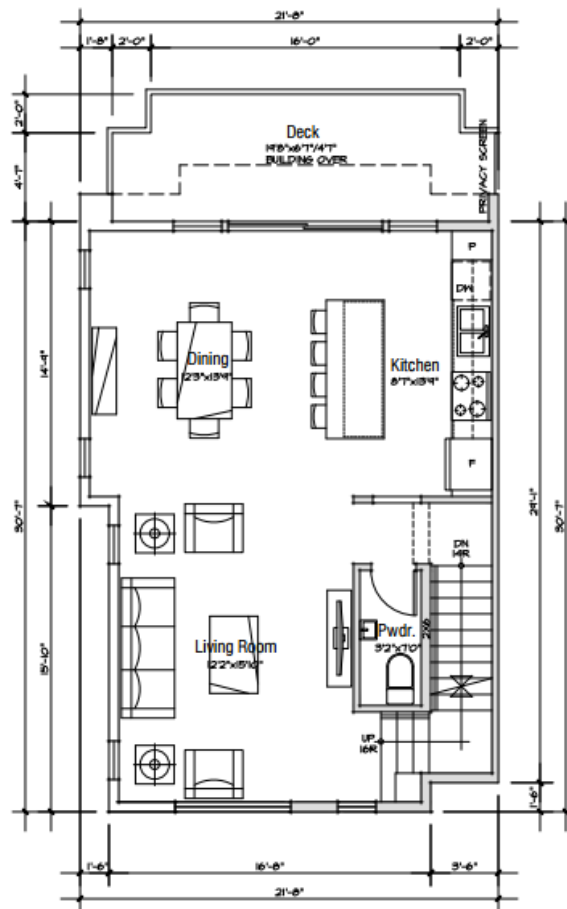


Upper Floor  
654 sf (FSR)

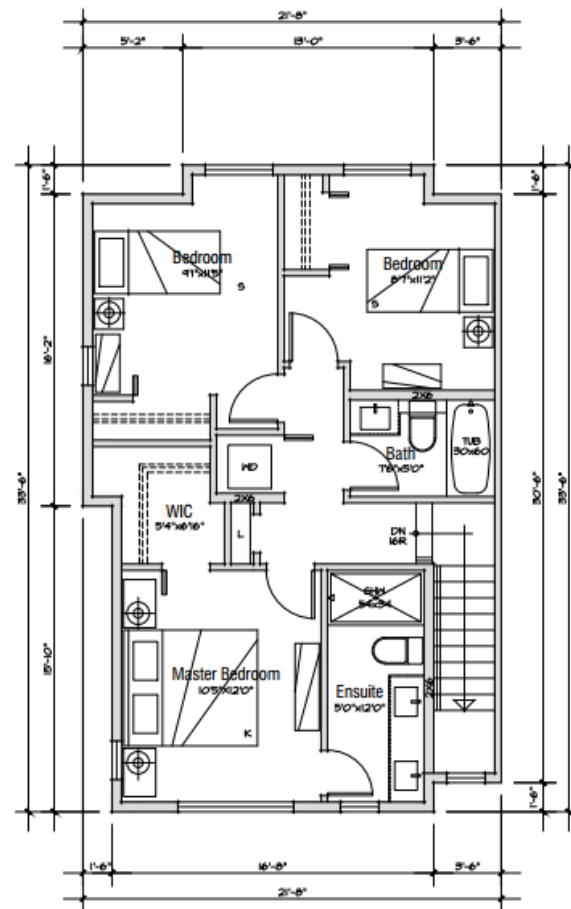
**Unit A**  
1,442 sf FSR



Lower Floor  
183 sf (FSR)  
417 sf (Garage)



Main Floor  
634 sf (FSR)  
123 sf (Deck)

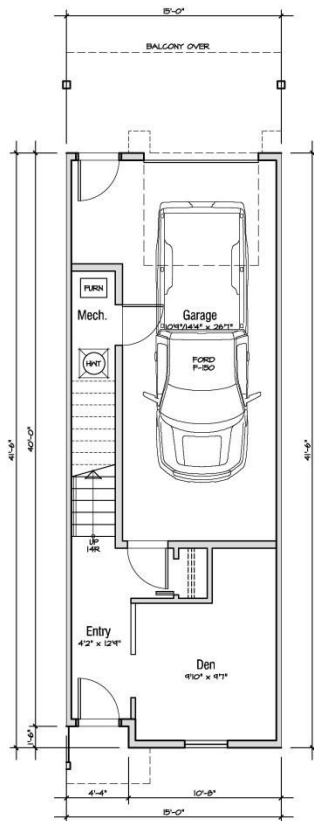


Upper Floor  
684sf (FSR)

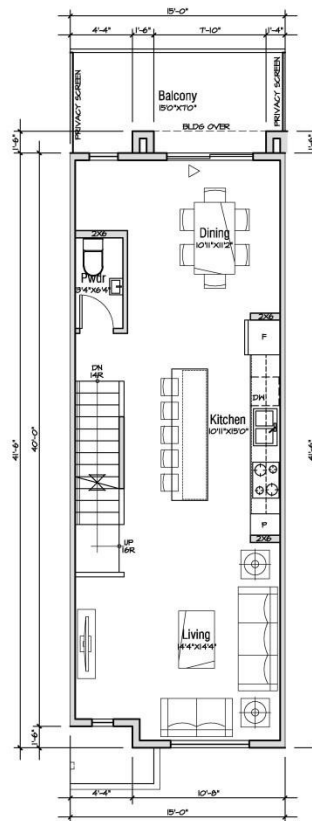
## Unit A1

1,501 sf FSR

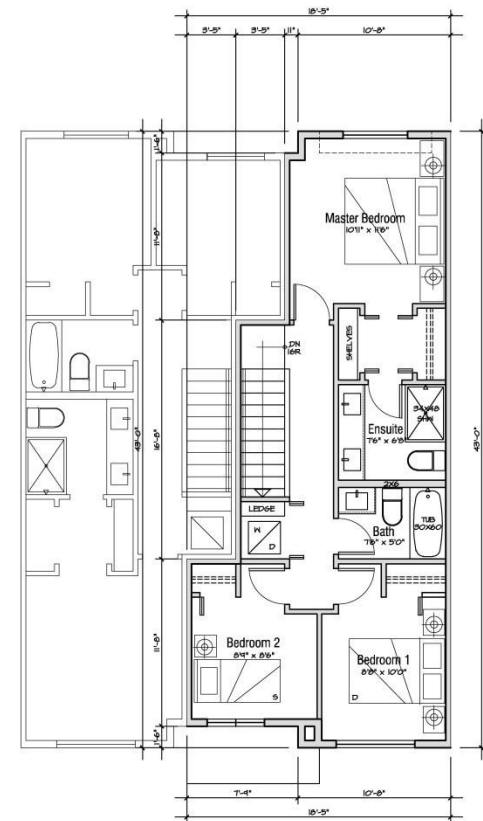




Lower Floor  
201 sf (FSR)  
415 sf (Garage)

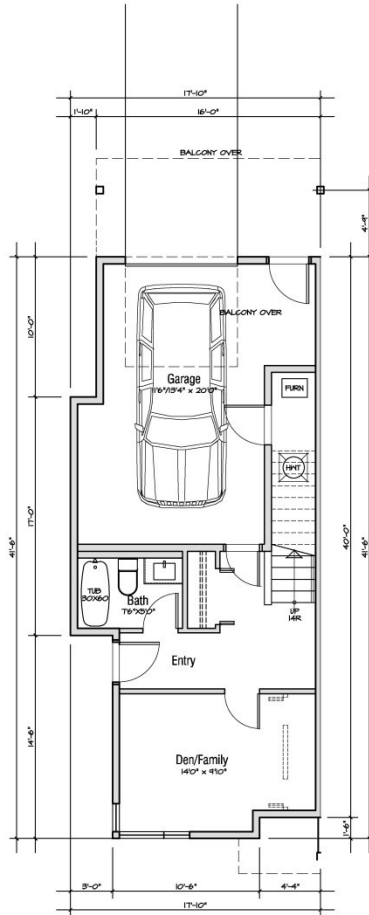


Main Floor  
616 sf (FSR)  
103 sf (Deck)

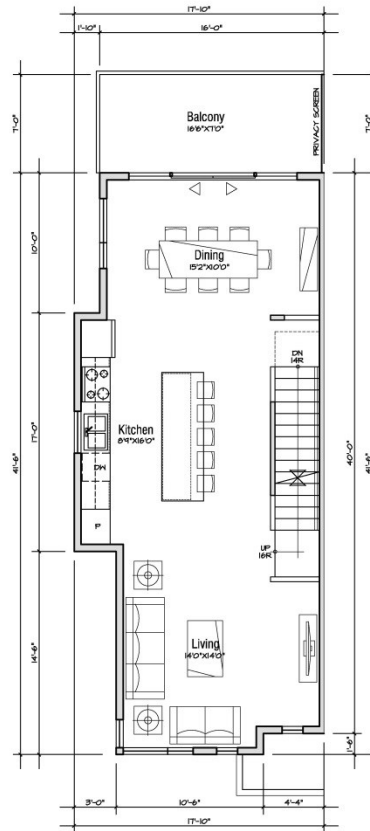


Interlocking with  
Unit B / B1  
Upper Floor  
630 sf (FSR)

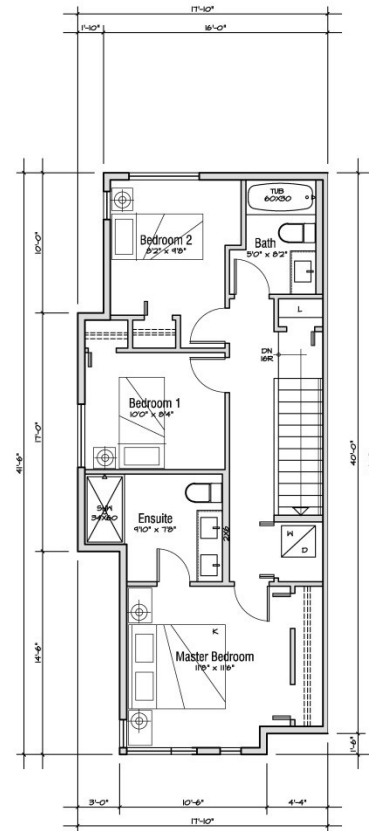
**Type B**  
1,447 sf FSR



Lower Floor  
337 sf (FSR)  
335 sf (Garage)



Main Floor  
672 sf (FSR)  
111 sf (Deck)



Upper Floor  
672 sf (FSR)

## Type C

1,681 sf FSR