

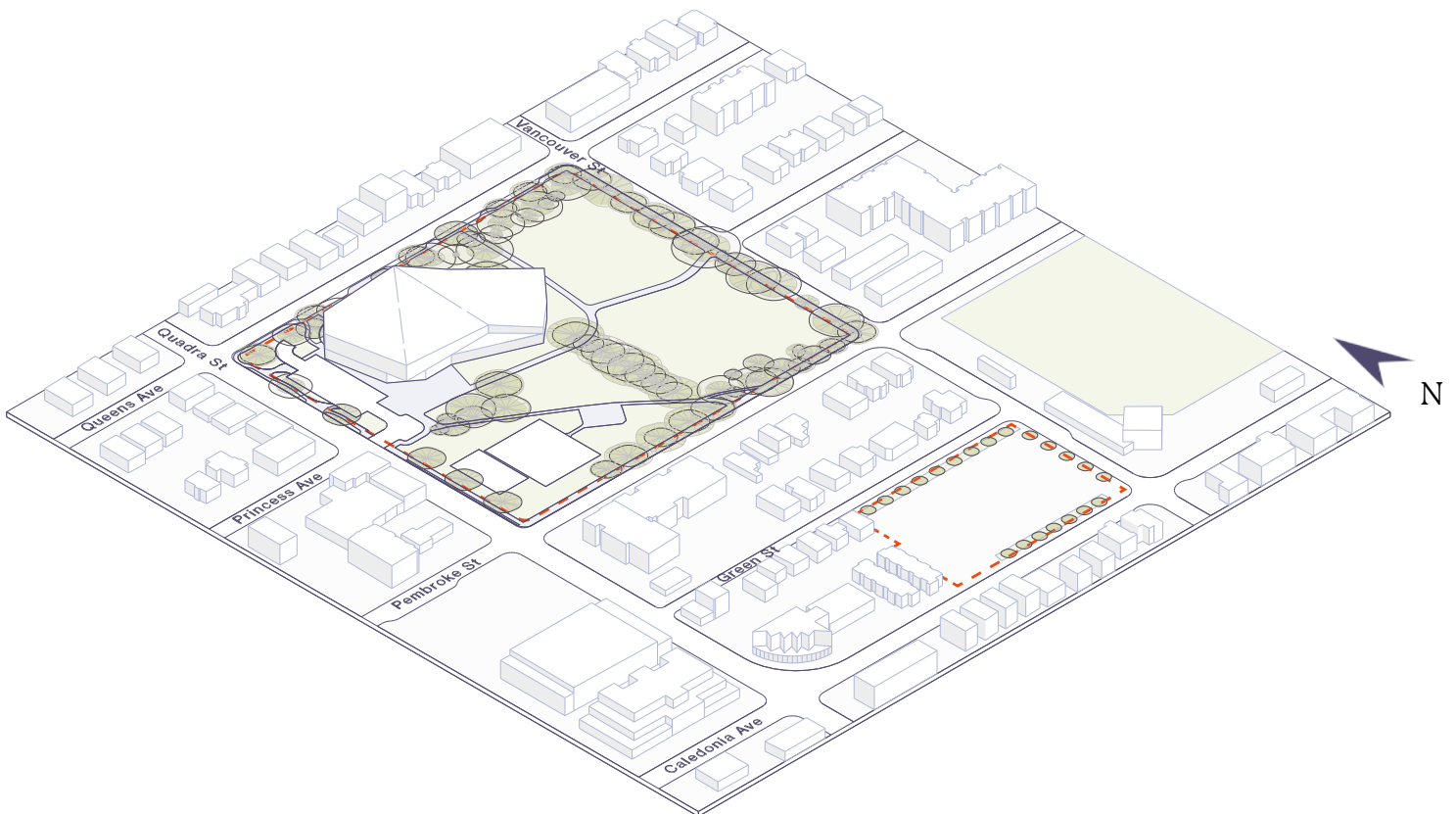
Appendix 2 - Central Park North Concept Design

Excerpt from the Crystal Pool and Wellness Centre Feasibility Study Report (2024)

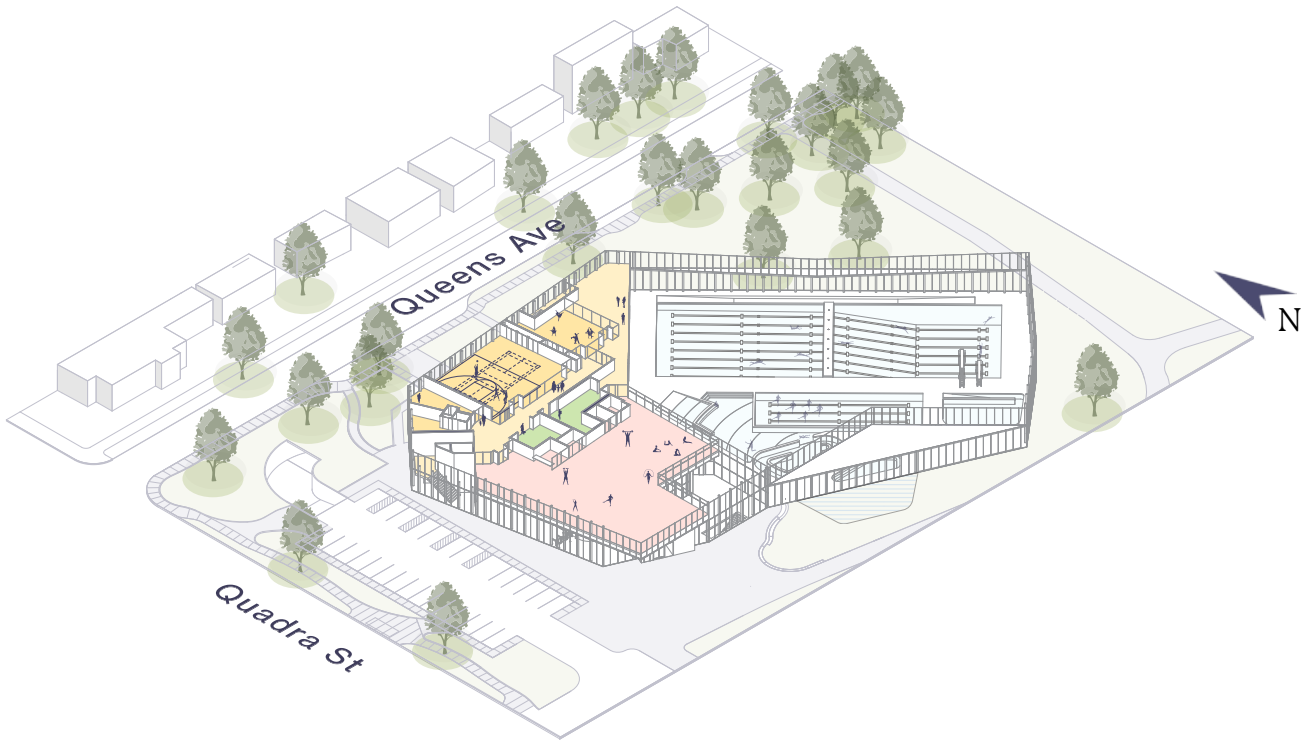


4a - Central Park North

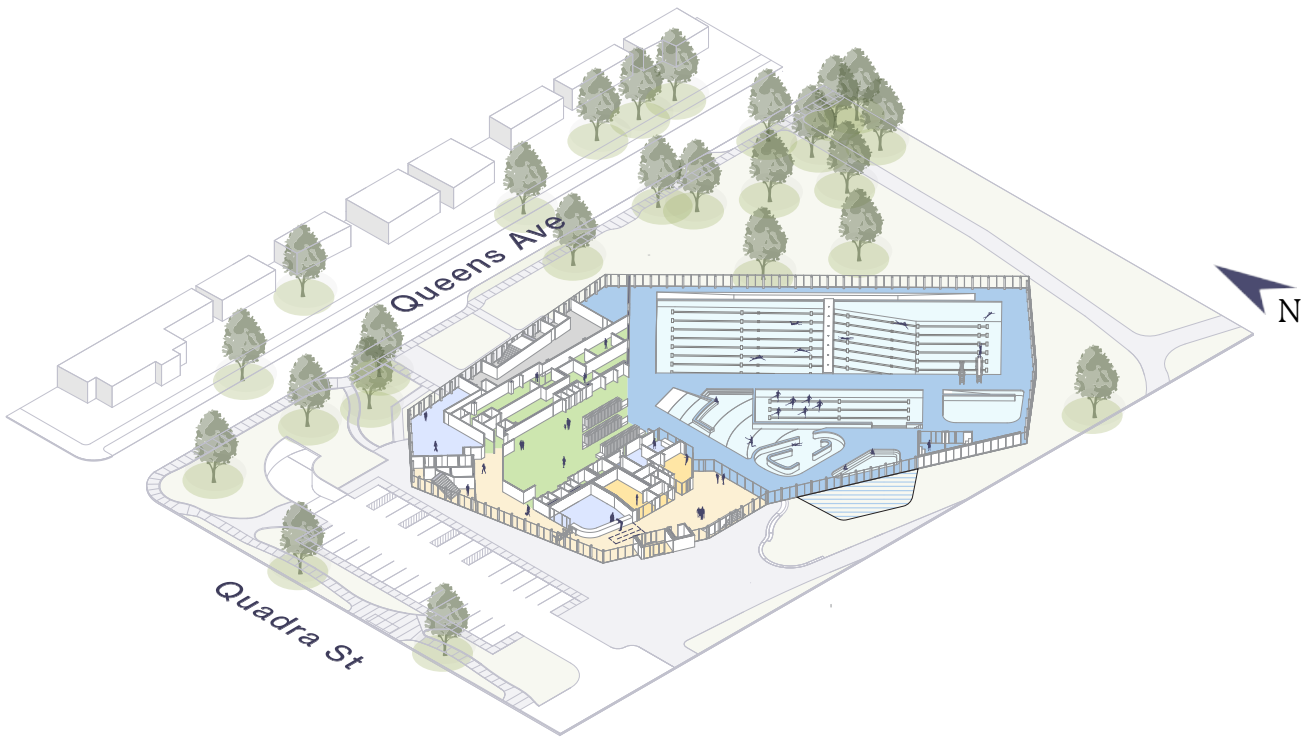
The layout of the Central Park North site is very similar to the Central Park South option, with the floor plan mirrored to maintain the same desirable relationships between the interior spaces and the park. A carefully modulated shape allows the building to fit between the existing trees. Because the building location is impacted by the existing footprint, it is a bit further set back from Quadra St., and a bit more exposed inside the park. This design concept was adjusted slightly to articulate the massing with varying roof heights, becoming lower towards the centre of the park.











Central Park North Site



Central Park North Level 2



Central Park North Level 1

- | | | | |
|--|--|---|---|
|  Admin |  Change Rooms |  Lobby |  Multipurpose Room |
|  Natatorium |  Patio |  Fitness |  Services |

4a - Central Park North

Site and Design

This option locates the facility at the northwest corner of Central Park, which is located between Quadra St., Vancouver St., Queens Ave., and Pembroke St. Central Park is generally flat with a 3m drop in grade between Pembroke St., and Queens Ave. Preliminary geotechnical review found variable ground conditions across the site that is composed of clay and glacial till. It is expected that bedrock will be within 0.7m below grade at the west side and 12.2m below grade to the east side of the site. Central Park is zoned as a PB, Public Buildings District, and does not require any rezoning or development permit prior to issuing a building permit application or starting construction.

Central Park is a recreation and wellness hub for the North Park neighbourhood and Victoria as a whole, with basketball and tennis courts, baseball diamonds, a playground and exercise equipment in addition to the existing Crystal Pool facility. The park features numerous mature trees adding to Victoria's urban forest.

This site option is predominantly designed within the footprint of the existing pool facility to limit the amount of additional excavation required for the project. The exterior façade has a more conventional linear and faceted design to simplify the footprint and construction of the building in the aim to be a positive for the project budget.

The building is designed to be a pavilion in the park, reducing impact to the existing trees by building upon the footprint of the existing facility. From the natatorium, the building's

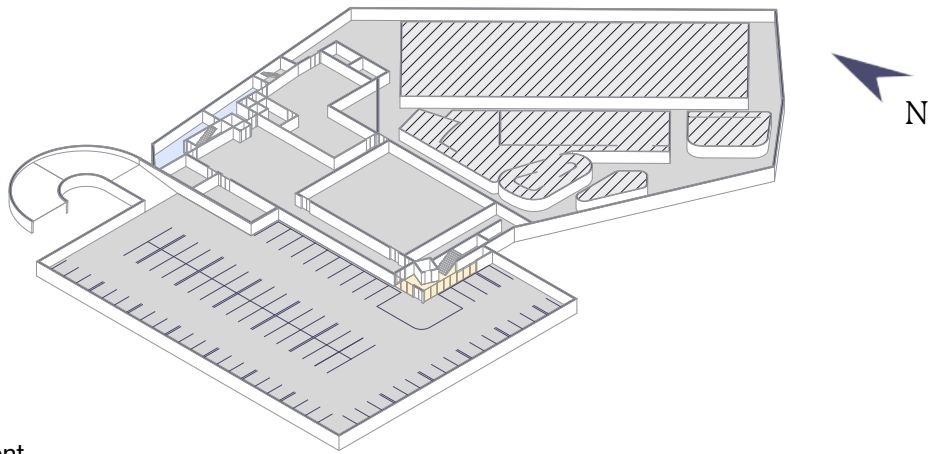
transparency ensures uninterrupted visual connections to the trees, enhancing the connection to the park. The entrance is located at the southwest corner of the building opening up onto a public plaza that connects to the park.

Mobility Impacts

Central Park is situated between Quadra St., an arterial road and frequent transit route, and Vancouver St., a local street and all ages and abilities bike route. Transit stops are located within 30m of the building entrance. A pathway through the park, aligned with Princess Ave., will improve access through the park to Vancouver St. To improve vehicle access and road safety, access to the on-site parking and drop-off zones would be aligned with a new four-way traffic signal at Princess Ave. and Quadra St. The service entrance and delivery zone would be on Queens Ave.

On-site vehicle parking consists of 110 vehicle parking stalls including accessible parking – 28 surface and 82 underground. This parking is located in the northwest corner of the site with the surface parking above the underground parkade. Additional off-site vehicle parking nearby is made up of surface parking lots at Save on Food Memorial Centre and Royal Athletic Park.

The 100 bicycle parking spots will consist of 20 short-term open within 10m of the entrance plus 56 covered short-term and 24 covered long-term secure located within the park at 45m from the entrance.



Central Park North Basement

