

Appendix 3 - Central Park South Concept Design

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

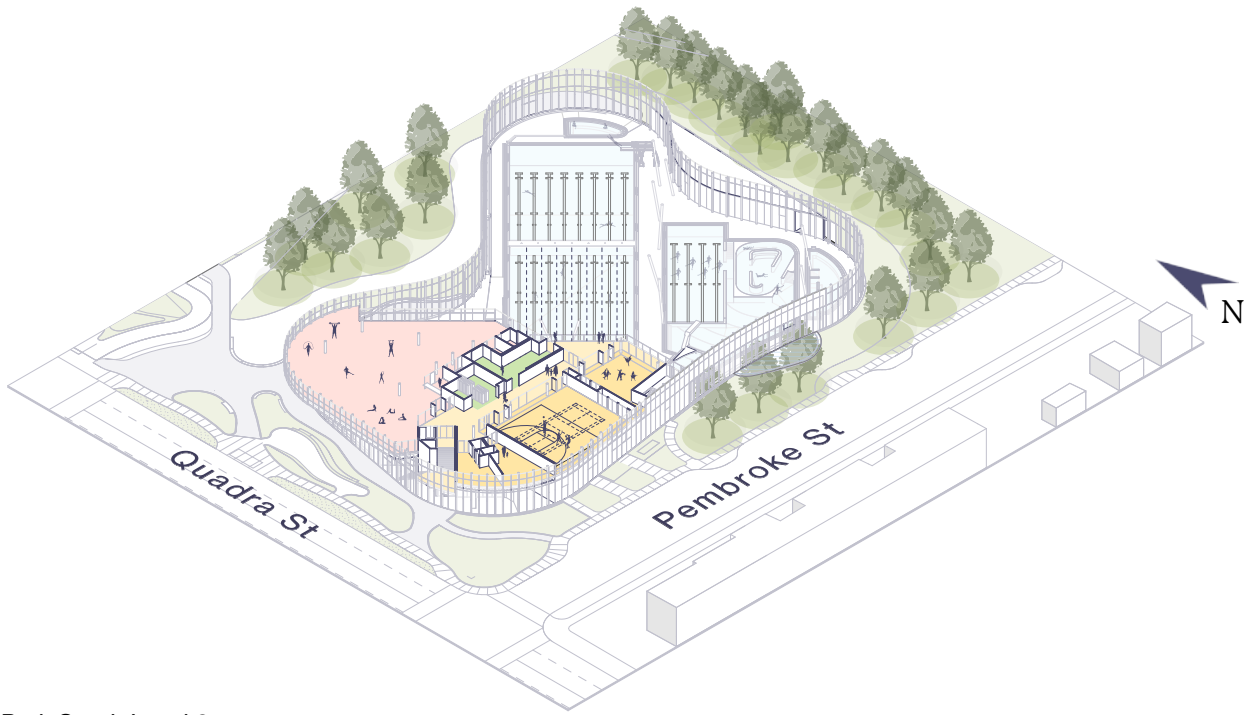


4b - Central Park South

The design concept for the Central Park South site can be characterized as a welcoming and light-filled pavilion in the park. With a simple massing without modulation of building height, it is distinguished by a smoothly articulated floor plan shape that nestles itself into a clearing between and around the trees in the south-west quadrant of the park, currently occupied by the tennis and basketball courts. This concept was derived to focus on the user experience of swimming and working out amongst the trees.



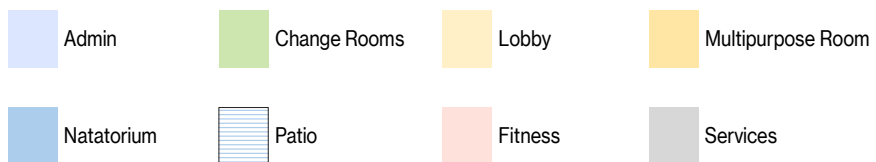
Central Park South Site



Central Park South Level 2



Central Park South Level 1



4b - Central Park South

Site and Design

This option locates the facility at the southwest 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.

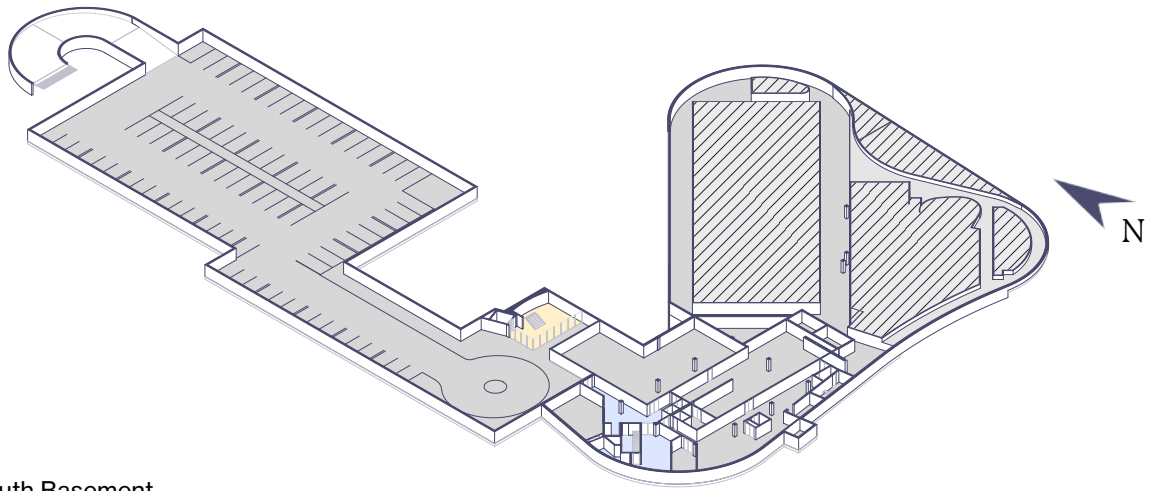
This option uses the design developed in 2019 with slight reworking to current building code including structural elements for seismic restraint. The building is designed to sit within the park like a pavilion and limits impact to the existing trees by occupying an existing clearing and curving the building around protected trees. 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 northwest 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 Pembroke St.

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. During the demolition of the existing pool facility and construction of onsite parking, 35-39 temporary on street parking stalls would be made available along Queens Avenue and Pembroke Street .

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 South Basement

