

# Memo

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**From** Carl-Jan Rupp  
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**Date** January 9, 2025

**Project Subject** Crystal Pool Replacement Project  
Tree Impact Design Considerations: Site Options Central Park North (CPN) and Central Park South (CPS)

## Details **Executive summary**

In follow-up to the 2024 Crystal Pool and Wellness Centre (CPWC) Feasibility Study (May 30, 2024) and the arborist report (updated November 29, 2024), prepared by Talmack Urban Forestry, this memo provides supplemental details on conceptual planting plans for replacement trees.

The planning of the new pool recognizes the City's Strategic Plan priority regarding the accelerated implementation of the Urban Forest Master Plan (UFMP) and its goal to protect, enhance and expand Victoria's urban forest. The design of the new pool has considered this priority and acknowledges trees will be impacted by the Crystal Pool Replacement Project. While some trees will need to be removed to facilitate construction of this new recreation facility, replacement trees will be planted to ensure the ongoing sustainability of Victoria's urban forest. This memo confirms the feasibility of replacement; specifically, that in both locations proposed for the new facility, every tree removed can be replaced within Central Park at a minimum 1:1 ratio. As the design develops, opportunities for new trees will be carefully considered to meet goals of the UFMP.

Following the referendum, if the project proceeds, the project site will be selected. During detailed design of the facility on the selected site, the design team, including the project arborist and landscape architect, will develop measures to minimize impacts on retained trees identified near the site. The design team will also detail a landscaping and replanting plan to ensure all replacement trees, and any new trees, are in areas with adequate soil volumes and setbacks to be successful in the long-term.

The Central Park North site option uses the existing building footprint and would result in fewer trees impacted. The Central Park South site option uses the location of the existing sport courts and playground and would require more trees be removed than the North site option. Both sites contain trees of varying health, size and species and tolerance to construction activity. It is estimated that the north option will result in 14 trees to be removed while the south option results in 29 trees to be removed. These estimates are based on anticipated impacts, though exact numbers will not be confirmed until detailed design and construction plans are complete.

Based on the current stage of the project, there are still unknown details of the building design and construction. As a result, there are additional trees at risk of removal due to potential construction impacts. The project team is committed to minimizing impacts to these trees and mitigation strategies will be used to protect these trees, but final retention depends on many factors.



## Introduction

Central Park is the current location of the Crystal Pool and Fitness Centre. Previous community engagement for the project identified the significance of the surrounding park and amenities. The desire to retain and enhance the different qualities of the outdoor spaces and connect these with the interior aquatic and fitness spaces was a theme voiced by the public. This informed the guiding design principle to create a 'pavilion in the park' that maximizes the visual and physical connections between the inside aquatic environment and outside park environment.

Two site options have been identified and architectural concept plans have been developed for each site option, *Central Park North* and *Central Park South*. Regardless of site location, the new facility will have a larger footprint than the existing facility owing to the expanded functional program and the desire to make a universally accessible, welcoming and inclusive facility that meets today's standards and expectations. The project arborist has prepared a report based on the concept plans; this report identifies trees that will require removal, as well as trees that are at risk of removal. While trees will need to be removed to accommodate construction of the new pool facility in either site option, a project goal is to replace any trees removed with replacement trees within in the park at a 1:1 ratio and protect all retained trees throughout construction. Because the project is at a concept design stage, a detailed landscaping plan has not yet been developed for either site option. Landscape plans are part of the detailed design phase, which will happen if the project moves forward following the referendum. As the design progresses, the project team will continue to look for ways to minimize the impact to trees.

A tree replacement feasibility study was undertaken to understand the potential long-term impacts to the City's urban forest, should the project proceed, and to ensure that the City's priority in implementing the UFMP is met. For each site option, potential tree planting locations were identified that would be suitable for replacement trees, confirming that 1:1 replacement is feasible.

The detailed design will ensure that the new facility is cohesively integrated with the park, and that the exterior amenities include the addition of new plantings and trees that provide the experience of swimming in the park as well as necessary climate control measures.

## Central Park North

The Central Park North site option builds the new facility in the same location as the current facility, enabling the existing park amenities to remain. The new footprint has been developed and shaped with intention of minimizing excavation and retaining as many of the nearby trees as possible, however, the new building footprint is larger than the existing footprint and some tree removal will be necessary. The report prepared by the project arborist identifies trees that will need to be removed to accommodate the new facility, as well as trees that are at risk for removal due to construction impacts. All efforts will be made during detailed design and construction to protect trees and their critical root zones.

For the Central Park North site, a total of 14 trees have been identified for removal, shown in Figure 1.

Locations that have adequate spacing and setbacks suitable for replanting have been identified in Figure 2. Note that several other locations in the park are also suitable for replanting.

## Central Park South

The facility in the Central Park South site option derived its footprint from the available open area between the larger trees, curving in plan to contract and expand between the trees. The report prepared by the project arborist identifies trees that will need to be removed to accommodate the new facility, as well as trees that are at risk for removal due to construction impacts. All efforts will be made during detailed design and construction to protect trees and their critical root zones.

For the Central Park South site, a total of 29 trees have been identified for removal, shown in Figure 3.

Locations that have adequate spacing and setbacks suitable for replanting have been identified in Figure 4. Note that several other locations in the park are also suitable for replanting.

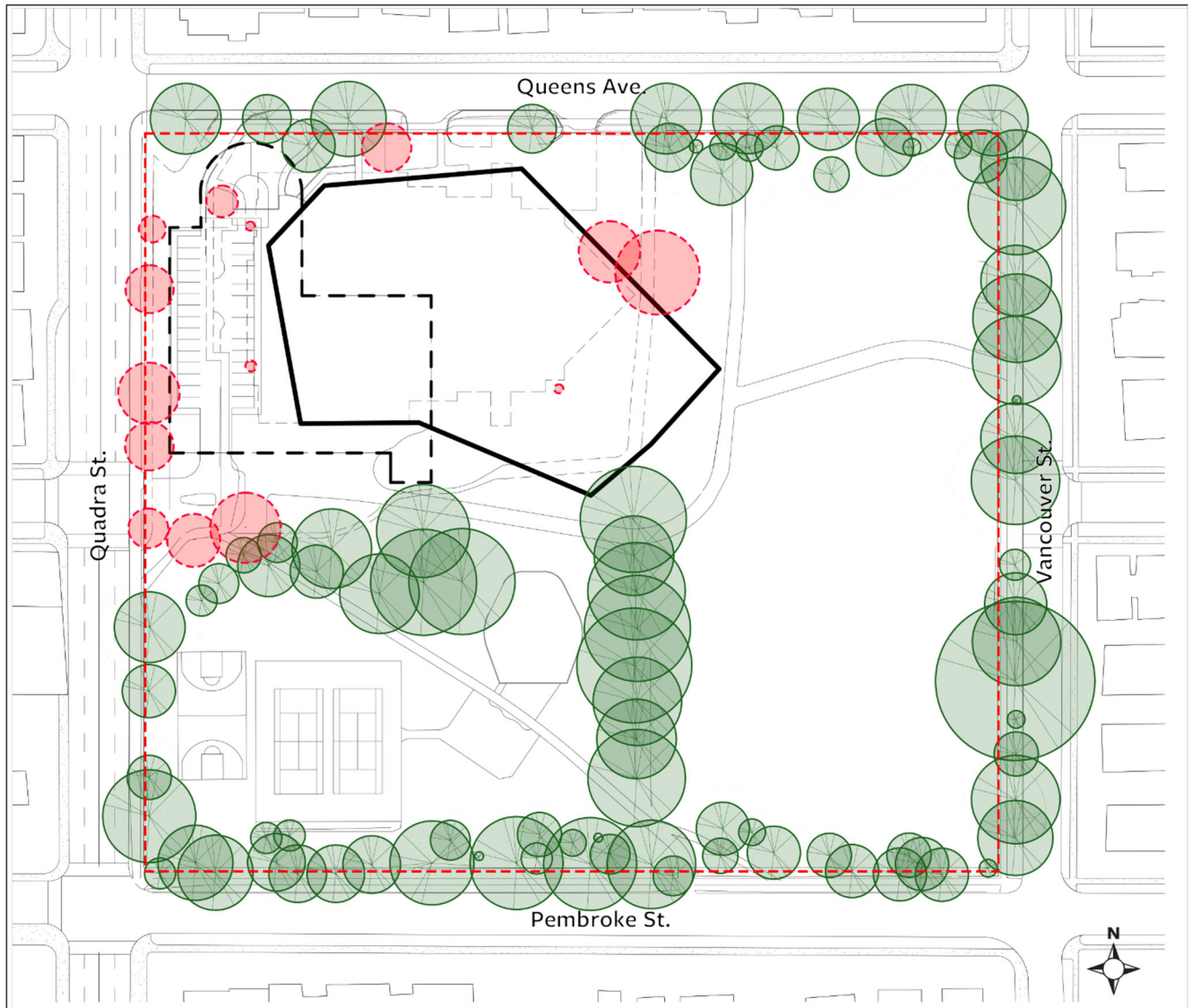
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

Carl-Jan Rupp *he/him*  
Principal

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# Central Park North Tree Impact Concept Plan



## Legend

-  Existing tree to be retained (various sizes)
-  Existing Tree to be removed (various sizes)
-  Outline of new facility
-  Outline of underground parking garage
-  Park boundary






## Notes

**Talmack Report November 2024:**  
14 trees of various sizes to be removed for Central Park North Option

## Central Park North Tree Replacement Concept Plan



### Legend

-  Existing tree to be retained (various sizes)
-  New tree (medium & large size species)
-  Outline of new facility
-  Outline of underground parking garage
-  Park boundary

### Notes






This drawing illustrates the technical feasibility of trees removed from construction replanted on site at a minimum 1:1 ratio

The locations, size and species of tree plantings to be determined through the detailed design process.

# Central Park South Tree Impact Concept Plan



### Legend

-  Existing tree to be retained (various sizes)
-  Existing Tree to be removed (various sizes)
-  Outline of new facility
-  Outline of underground parking garage
-  Park boundary






### Notes

**Talmack Report November 2024:**  
29 trees of various sizes to be removed for Central Park South Option

## Central Park South Tree Replacement Concept Plan



### Legend

-  Existing tree to be retained (various sizes)
-  New tree (medium & large size species)
-  Outline of new facility
-  Outline of underground parking garage
-  Park boundary

### Notes

This drawing illustrates the technical feasibility of trees removed from construction replanted on site at a minimum 1:1 ratio

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